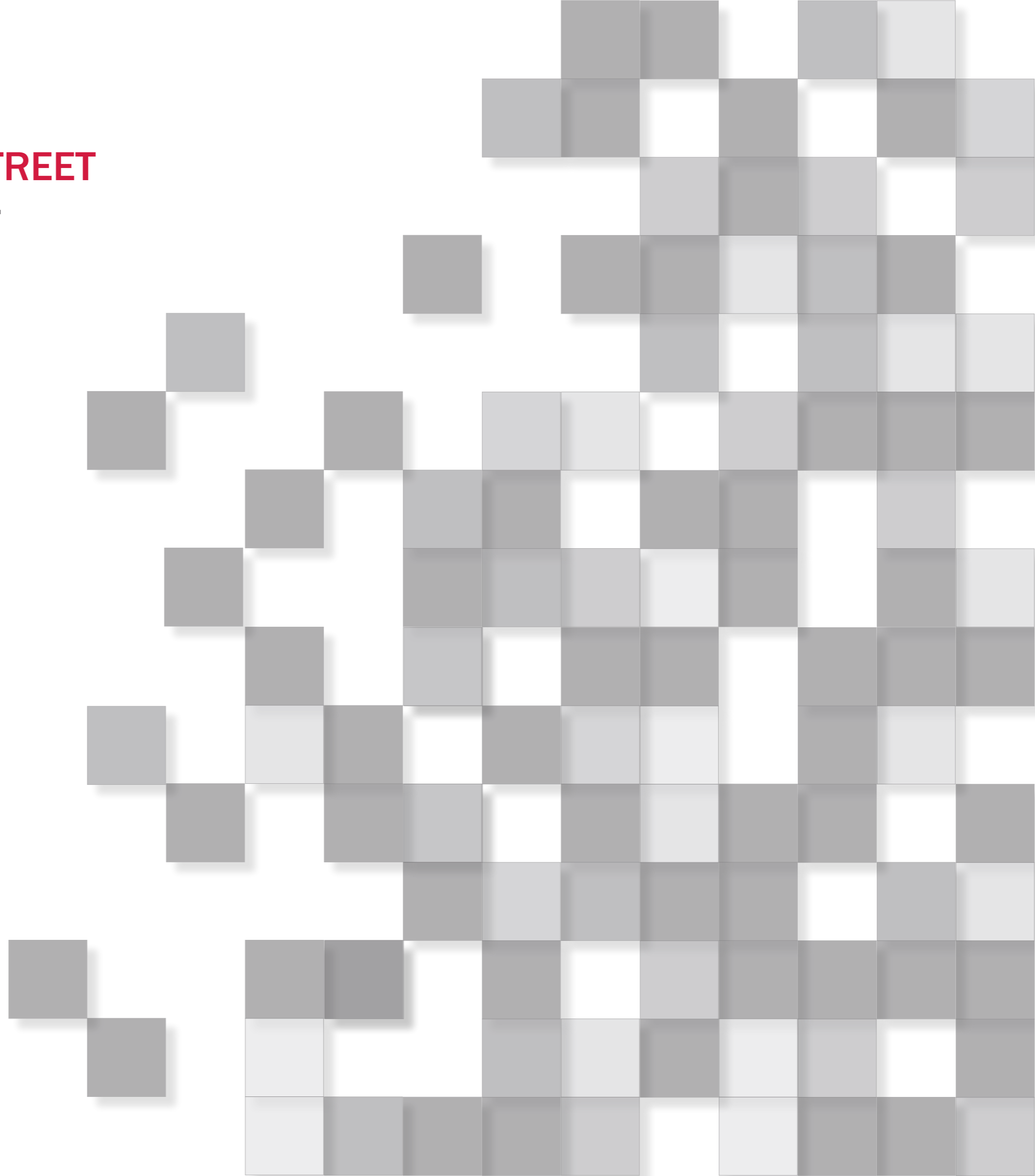


22004 - 249 WEST GEORGE STREET

DESIGN & ACCESS STATEMENT

OCTOBER 2023

22004-MOS-ZZ-XX-PP-A-0017-S4-P01



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PROJECT TEAM

CLIENT

Courie Investments

ARCHITECT

Mosaic Architecture + Design

LANDSCAPE ARCHITECT

Oobe

CIVIL & STRUCTURAL ENGINEERING

Woolgar Hunter

M&E ENGINEERING

KJ Tait

ENERGY & SUSTAINABILITY

KJ Tait

TRANSPORT

Woolgar Hunter

PLANNING

Iceni

REVISIONS

STATUS	REVISION	DESCRIPTION	ORIGINATED	CHECKED	DATE
S4	P01	FIRST ISSUE	EB	DC	20/10/2023

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INTRODUCTION

1.0



INTRODUCTION

EXECUTIVE SUMMARY

1.1

Project Opportunity

Mosaic Architecture & Design have been instructed by Courie Investment Ltd to prepare a Planning Application for the redevelopment of the existing under utilised office building at 249 West George Street in Glasgow.

After careful assessment, the design team has concluded that the existing building should be demolished and the site be redeveloped to provide a Purpose Build Student Accommodation (PBSA).

As a new build PBSA development, the building shall meet the highest standards in student residential design providing a mix of accommodation and innovative amenity spaces. It will be designed specifically for low-energy operation and aim to achieve a BREEAM rating of 'Very good'.



PROJECT BACKGROUND

2.0



PROJECT BACKGROUND

PROJECT BRIEF

2.1

Brief

The Client has tasked the design team to develop proposals for a PBSA scheme which will:

- Maximise the development potential of the site taking cognizance of future citywide developments
- Provide a mix of studio apartments suitable for a wide range of letting options
- Incorporate market leading amenity facilities
- Be of a suitable scale and massing
- Develop an aesthetic sympathetic to the buildings historical context
- Utilise Low Carbon Technologies
- Achieve a 'Very good' BREEAM rating.

Precedents



iQ - Will Wyatt Court, London



BASE Student , Glasgow



New City Road, Glasgow



Edge Apartments, Birmingham



BASE Student , Glasgow



Student Castle, Durham



Boyce House



BASE Student , Glasgow



COSMOS, Sheffield

SITE CONTEXT

3.0



SITE CONTEXT

LOCATION

3.1


Location

The site is located within the Blythwood Square area of Glasgow City Centre and is equidistant from the city's major educational centres as well as being close to its main transport links.



Glasgow Map

Key

-  Retail
-  Train Station
-  Green Areas
-  Subway

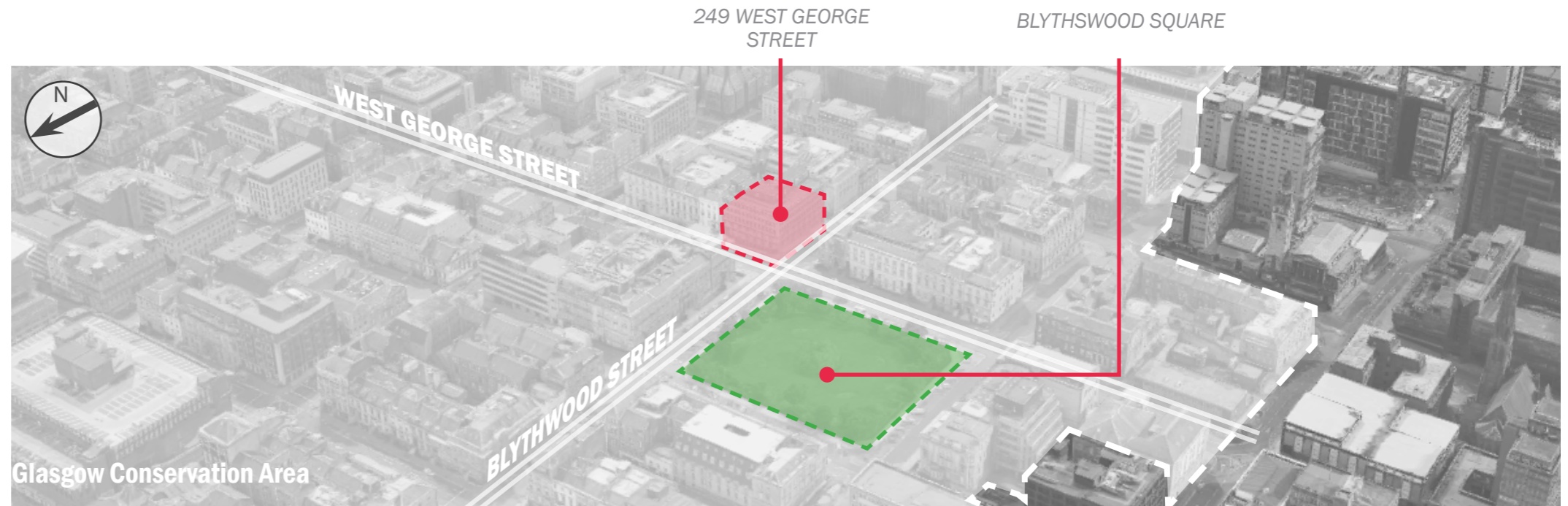
SITE CONTEXT

CITY CONTEXT

3.2

Site Description

The site abounds the corner of West George Street and Blythwood Street overlooking Blythwood Square within the Glasgow City Centre Conservation Area.



West George Street



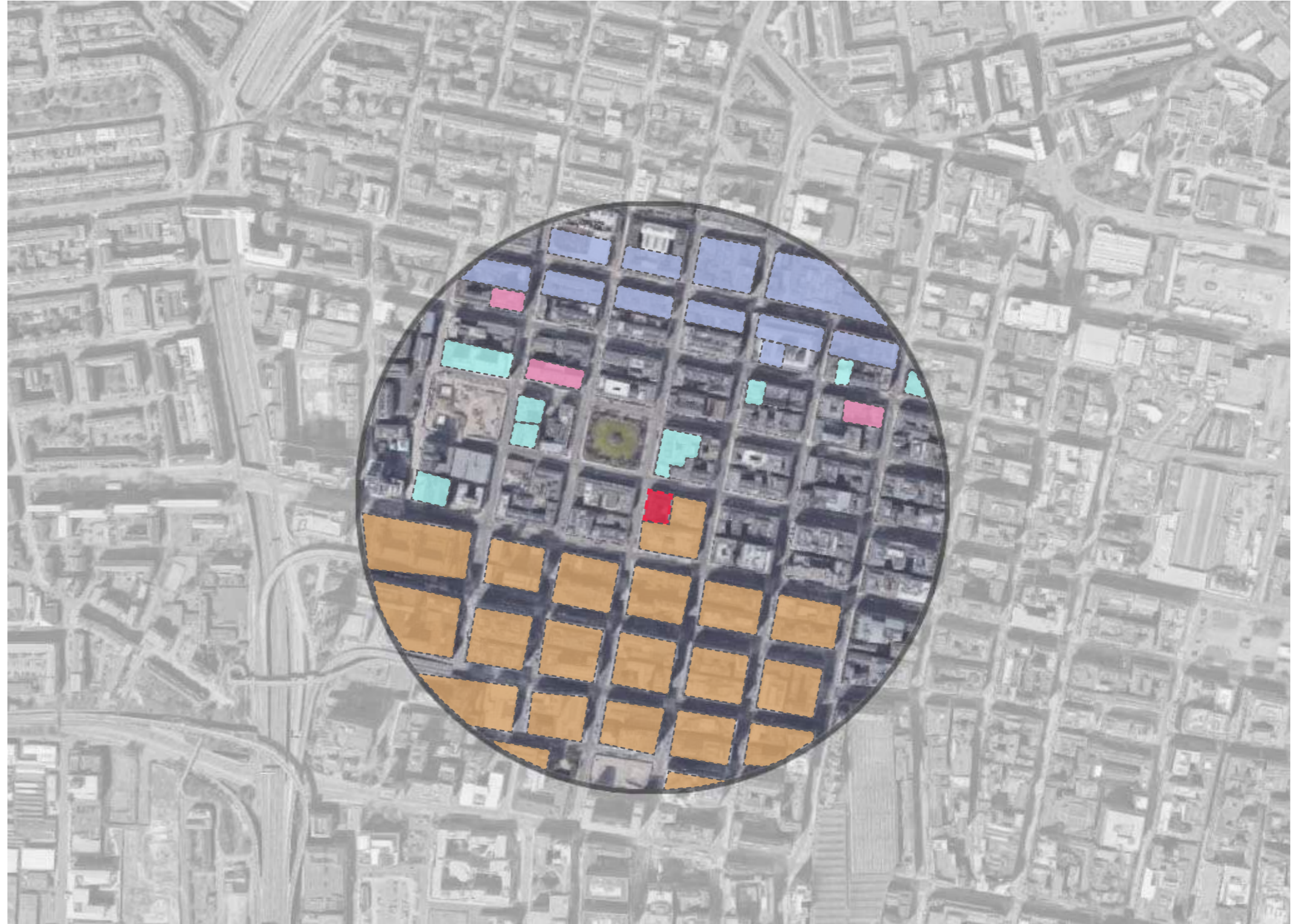
Blythwood Street

SITE CONTEXT

CITY CONTEXT

3.2

The diagram opposite illustrates the wide range of building uses and typologies within a 400m walking distance of the site. The Blythwood Square area of Glasgow is typified by relatively small-scale townhouse style buildings which have been converted into small office spaces. The square follows a unified neoclassical style modelled in blonde sandstone.



Key

- Proposed Site
- Office
- Residential
- Student Residence
- Retail / Commercial
- Hotel

SITE CONTEXT

HISTORICAL CONTEXT

3.4

Historical Maps

Blythswood Square is in the Blythswood Hill area of the City of Glasgow. The square was built as part of a westward expansion of Glasgow city centre and was originally intended by the Georgian architects and planners of the time to be the “new” centre of the city. Work began on laying out Blythswood Square in 1821, on a hill site that lay to the west of the city. The square consists of four identical classical terraces facing a central garden.

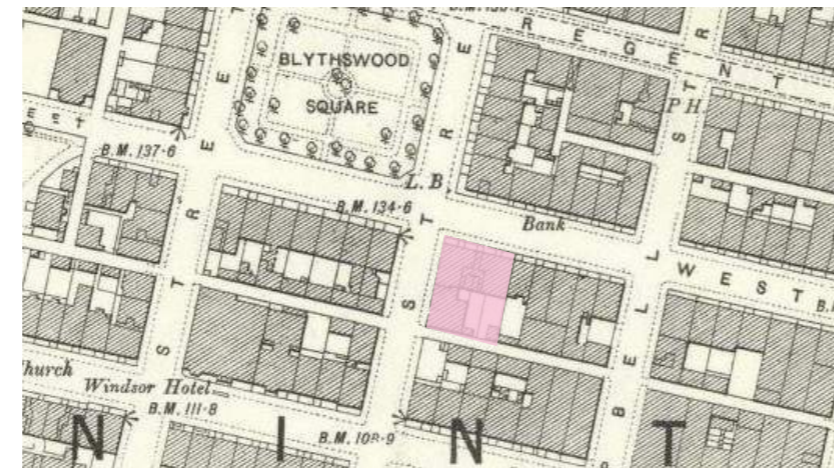
Today the square is mainly fronted by office buildings retained in the original Georgian façades. In 2009 the former RSAC building was opened as the 5 star Blythswood Square Hotel. The Gardens within the square are private and are owned by all the tenants around the square, the gardens were recently refurbished with new fences erected in a style akin to the fences which were removed previously.

The street maps opposite illustrate that from 1900 onwards this part of Blythswood Hill has a well established street pattern. By the 1930's our site takes the form of two blocks of the original street pattern but is demolished and replaced by one single purpose built office in 1973.

The historical records show that there are no listed structures within, or previously occupying the site.



1901



1930



1940



Dated to c1950. Glasgow Special Collections



Original building on site (pre 1973)



RAC Club



Blythswood Gardens

SITE CONTEXT

EXISTING BUILDING

3.5

Existing Building

The existing building was designed in 1972 by the architects R Seifert & Co Partnership. The building is L Shaped in plan and had been designed to provide office accommodation.

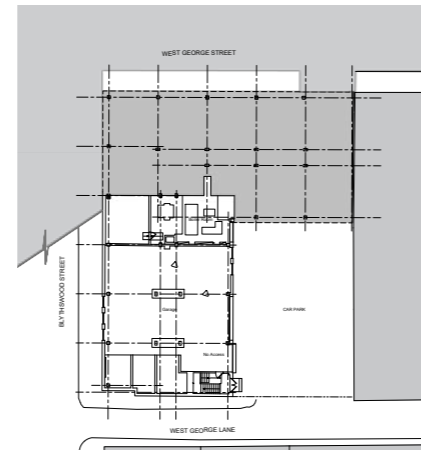
The existing L-shaped office floors are approx 5,800sq ft per floor and total approx 32,000 sqft over the ground plus six floors.

The layouts comprises of basement car parking and plant space, ground floor entrance level with partial office space and four upper floors of offices above. At the top floor (level 6) is a small office and caretakers accommodation.

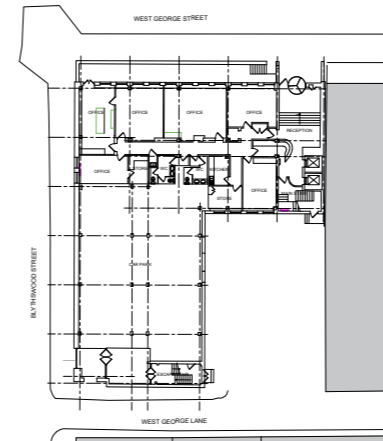
Conversion Issues

The design team investigated a number of options to retain or convert the existing building, however this was not practical due to a number of issues including:

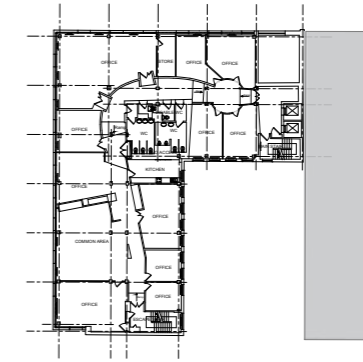
- The existing building was designed in unusual form of construction which does not allow the existing concrete structure and perimeter walls to be altered.
- Floor Plates too small for modern occupiers
- Escape stairs too narrow for BCO occupancy
- Low headroom under existing stairs
- Lift shafts too small and difficult to increase voids
- Internal double Columns over floor plates inflexible
- Not DDA Compliant
- Sub division of floors not possible
- Very Low floor to ceiling heights, well below BCO standards
- No raised access floors
- Increasing structural fire rating to meet modern standards reduces the floor to floor slab dimension even further
- Impossible to incorporate ventilation ducts within existing ceiling voids



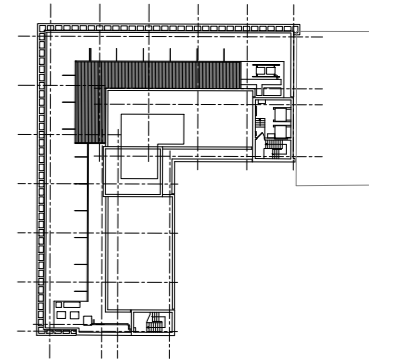
Basement



Ground Floor



Typical Floor



Roof



West Elevation



North Elevation

SITE CONTEXT

SITE BOUNDARY

3.6

The red line shown opposite represents the Planning site boundary.
The site area measures 1309.51 sqm /0.26 Acre.



SITE CONTEXT

EXISTING BUILDING PHOTOGRAPHS

3.7



View from Blythwood Street



View from Blythwood Square



View from Blythwood Street



View from West George Street



View from West George Street



View from West George Street

SITE CONTEXT

SITE STUDY

3.8

The diagram apposite identifies the strategic features of the site including the key views, street lines and routes.

Routes

The site is connected to the primary roads by West George Street to the north and Blythwood Street to the west.

Sun Path and Orientation

The Site is orientated on a broadly north/south axis with morning light from the East an evening light from the West.

Street Lines

The building within the local vicinity broadly follows the local street pattern.

Key Views

As noted opposite there will be key views looking into the site from differnt points in both of the connecting streets.

Aspect

Primary aspects are to the north with the opportunity for high level views to the North.

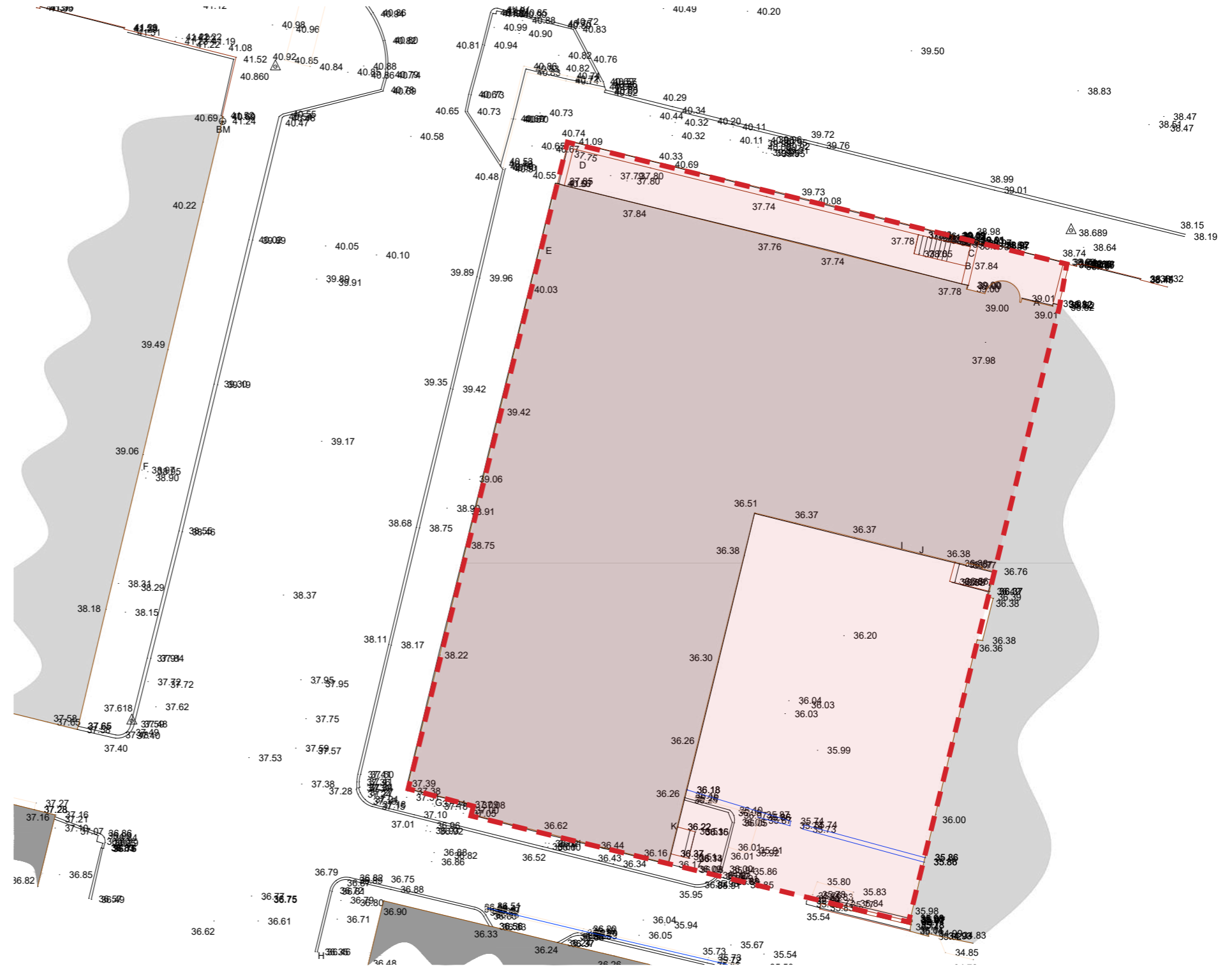
Frontage

Primary frontage to the North and West.

-  Frontage
-  Aspect
-  Street Lines
-  Lane
-  Main Road
-  Key Views



There are significant level changes across the site from a high point of 40.9AOD to the north-west to a low point of 35.5AOD to the south-east representing a 5.4m change in level across the site.



POLICY CONTEXT

4.0



POLICY CONTEXT

CLYDE PLAN STRATEGIC DEVELOPMENT PLAN

Within the Glasgow City Development Plan (CDP) (2017), the following designations apply to the site:

- Located within City Centre Strategic Economic Investment Location (SEIL)
- Within Principal Office Area/Principal Retail and Commercial Area
- Within the Glasgow Central Conservation Area
- Within a High Public Transport Accessibility Area

City-wide policies CDP1 Placemaking and CDP2 Sustainable Spatial Strategy also cover the site.

As the site lies within the Central Conservation Area and is for PBSA development, the key policy considerations will be CDP9 Historic Environment – and associated Supplementary Guidance SG9 Historic Environment – and CDP10 Meeting Housing Needs and the associated Student Accommodation Supplementary Guidance.

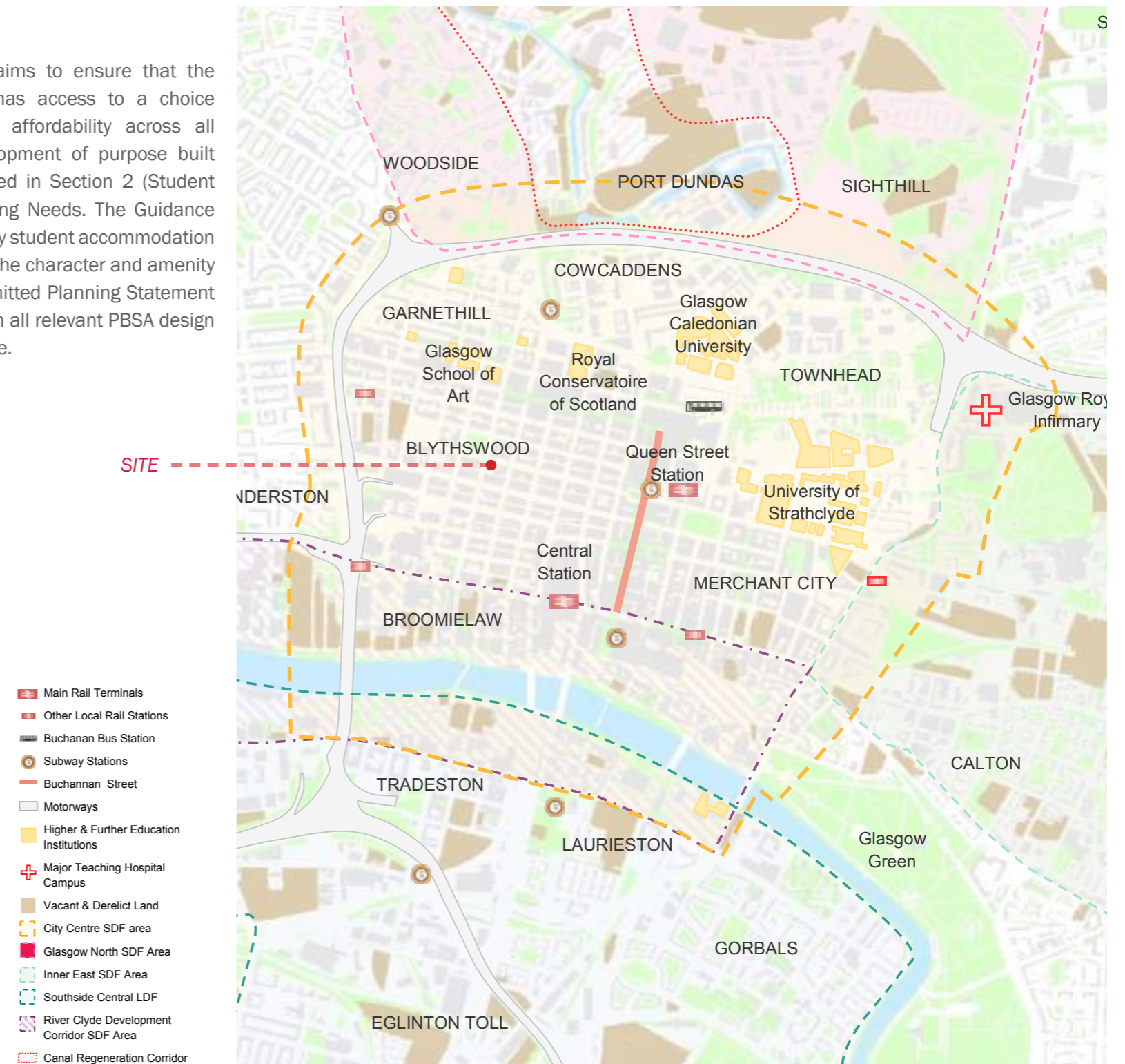
Historic Environment

Policy CDP9 Historic Environment aims to ensure the appropriate protection, enhancement and management of Glasgow’s heritage assets by providing clear guidance. The accompanying Heritage Townscape and Visual Impact Assessment (HTVIA) highlights that the existing building has no townscape value and does not make a positive contribution to the conservation area. The demolition of an unlisted building in a conservation area should therefore be acceptable in principle.

The existing building is in a poor condition. Any value attached by GCC to the external appearance of the sandstone cladding would therefore be lost over time through the maintenance and replacement of the cladding. The building also fails to effectively ‘mimic’ the architectural features of nearby listed Georgian buildings which front Blythwood Square.

Meeting Housing Needs

Policy CDP10 Meeting Housing Needs aims to ensure that the city’s growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. Further guidance on the development of purpose built student accommodation (PBSA) is outlined in Section 2 (Student Accommodation) of SG10 Meeting Housing Needs. The Guidance seeks to ensure the provision of high-quality student accommodation in appropriate locations, whilst protecting the character and amenity of existing areas. Please refer to the submitted Planning Statement for details of the schemes compliance with all relevant PBSA design criteria within the Supplementary Guidance.



City Centre 2050 - Extract from - Glasgow City Centre Strategic Development Framework (SDF)

POLICY CONTEXT

SG10

4.3

The guidance outlined in SG10 Meeting Housing Needs (Section 02) Student Accommodation has been closely followed - See opposite for Checklist

Proposed PBSA
249 West George Street
SG10 Checklist

Item	Locational Criteria	Action	Comment	Yes	No
1	Locational Criteria				
1.1	Relationship between place and its capacity for student accommodation, applicants will be required to prepare an analysis of the locality to demonstrate to what extent these characteristics exist. The analysis will be based upon the area of 400 metre walking distance around the site - five minute walking distance, which identifies:				
1.2	a) The pattern of density of residential population within the locality;	MOS	Icini	Outlined in D&A document	✓
1.3	b) The cumulative effect their proposal will have upon the proportion of mainstream accommodation and student accommodation populations	MOS	Icini	Outlined in D&A document	✓
1.4	c) The range of local facilities and mix of uses within the locality, and;	MOS	Icini	Outlined in D&A document	✓
1.5	d) What non-student accommodation facilities the proposed development will introduce to support community integration (if footprint above 2000 sqm)	MOS		Building footprint is below 2000sqm	✓
2	City-Wide Location Criteria				
2.1	student accommodation to be in locations with good access to university and college facilities by active travel routes and/or public transport and where the development:	MOS		Outlined in D&A document - University of Glasgow, Glasgow Dental Hospital and School within 5mins walking distance. Glasgow Calidonian, and the University of Strathclyde within 20mins walking distance	✓
2.2	a) Will not undermine the character and amenity of the surrounding area;	MOS	Icini	Proposed scale and massing in line with local character with minimal impact on local amenity	✓
2.3	b) Has good access to shops, services, healthcare, leisure and community facilities; and	MOS	Icini	City centre location allows good access to local facilities	✓
2.4	c) Will not place unsustainable pressure on local amenities and facilities due to the density of accommodation proposed.	MOS	Icini	City centre facilities contain sufficient capacity	✓
3	City-Wide				
3.1	The design of purpose built student accommodation must respond to its local context and every effort should be made to integrate the layout and building design into the surrounding community. It should also enhance the character of the area. Proposals shall incorporate:				
3.2	a) Ground floor uses which are open to all members of the public, such as cafes and other footfall generating uses, subject to the nature of the local environment;	MOS		Building usage not fully compatible with public use - amenity space will be for the sole use of the residents	✗
3.3	b) The provision of publicly usable open space, taking the form of enhanced public realm, civic space or parkland;	MOS		Entrance area and ground floor 'courtyard' to feature enhanced public realm. Landscaped amenity space provided to rear of building and upper level residence terraces providing open space.	✓
3.4	c) Built form that is sensitive to the local architectural vernacular and heritage in terms of the arrangement of buildings, their design, height, massing, and materiality;	MOS		Building respects local datums and uses a pallet of material in keeping with adjacent properties	✓
3.5	d) High-density or high-rise developments will only be acceptable in locations where they are compatible with the existing townscape;	MOS		Local townscape is typified by high density buildings	✓
3.6	e) Utilising a whole life approach with flexible floorplates and building design to ensure there is scope and flexibility for adaptation to alternative future uses (which would be subject to permission).	MOS	Icini	Building will be designed to be adapted to other uses ie. Hotel or Residential (diagram to be included in D&A document)	✓
3.7	Applicants are directed to additional guidance on flatted residential development, contained within SG 1: Placemaking which will be applied to all proposed student accommodation developments, in terms of:	MOS		D&A document to outline design	✓
3.8	Design privacy,	MOS		Windows to North & West - Overlooking street with in excess of 18m between properties Windows to South & East - Overlook rear courtyard with over 12 to adjacent property for east facing windows and in excess of 18m for south facing windows	✓
3.9	sunlight		AW	Sunlight Study to be commissioned	✗
3.1	daylight.		AW	Daylighting Study to be commissioned	✗
3.11	Where possible, opportunities to achieve dual aspects should be delivered.	MOS		Studios located on North east corner feature dual aspects	✓
3.12	Applicants should also demonstrate how their proposal responds to the relevant disability and equalities legislation as well as using analysis of potential demand for accessible accommodation to inform their proposal.	MOS	Icini	5% DDA compliant rooms included within layouts. All levels and external terraces / and amenity spaces will be fully accessible	✓
4	Growth				
4.1	In order to facilitate this growth, the Council invites applications for purpose built student accommodation which offer innovative solutions that can achieve the following outcomes:				
4.2	a) Upper floor conversions of vacant property in the City Centre;	MOS		N/A	✓
4.3	b) Vertical mix of accommodation;	MOS		Mix of Studio sizes provided with amenity spaces on upper floors	✓
4.4	c) Affordable and key user accommodation;	MOS	Icini	Pricing structure to in line with market demands	✓
4.5	d) Improvements to public spaces;	MOS		Entrance area to be upgraded with high quality materials.	✓
4.6	e) Providing new open space;	MOS		Active frontage to Northern façade at ground level along with improvement to rear access lane	✓

4.7	f) Supports and facilitates the long-term regeneration of an area		Icini	AW	By redeveloping a Vacant Building into a new use, a new PBSA development will provide much needed accommodation to support the growth of the cities universities and places of further learning.	✓	
5	Amenity						
5.1	Provide a mix of accommodation types to meet the varying needs of students including						
5.2	a) cluster flats	MOS			No Cluster flats are being provided		✗
5.3	b) studio accommodation	MOS			A ranges of Studio apartment types and sizes are being provided	✓	
5.4	c) where required - family accommodation with appropriate segregation between occupation types;	MOS			Family accommodation is not being provided		✗
5.5	d) offer suitable, high quality communal facilities, amenity and social spaces along with adequate refuse and recycling facilities as set out in SG1 Placemaking.	MOS			High quality communal amenity and social spaces will be provided with dedicated refuse and recycling space.	✓	
5.6	Amenity standards for flatted dwellings, as set out in IPG 6 Greenspace and Green Network, will be applied to student accommodation developments. (5 sqm per Bed space)	MOS			5 sqm of amenity space per Bed space will be provided 147 Beds = 735 sqm	✓	
5.7	Provision of amenity space may be provided as a combination of internal and external amenity spaces. Internal amenity spaces may include;						
5.8	study areas,	MOS			Included	✓	
5.9	gymsnasiums,	MOS			Included	✓	
5.1	cinema rooms	MOS			Included	✓	
5.11	social hubs.	MOS			Included	✓	
5.12	Unique and creative approaches to the provision of internal amenity spaces are welcomed	MOS		AW	Communal spaces for cooking and eating along with other unique social spaces are being investigated.	✓	
5.13	On-site communal facilities may include						
5.14	laundry,	MOS			Included	✓	
5.15	utility and	MOS			Included	✓	
5.16	mail facilities.	MOS			Included	✓	
5.17	On-site vehicle and cycle parking should be provided in accordance with SG 11: Sustainable Transport (Table 3.1).	MOS			City Centre location - no vehicle parking required 50% cycle parking to be provided	✓	
6	Space Standards						
6.1	No accommodation will fall below the following space standards:						
6.2	a) Study bedroom without ensuite: 10m2	MOS			n/a - no study rooms provided	✓	
6.3	b) Study bedroom with ensuite: 13m2	MOS			n/a - no study rooms provided	✓	
6.4	c) Studio room for one student with ensuite bathroom and kitchen: 18m2	MOS			Min 18 sqm Studios provided	✓	

POLICY CONTEXT

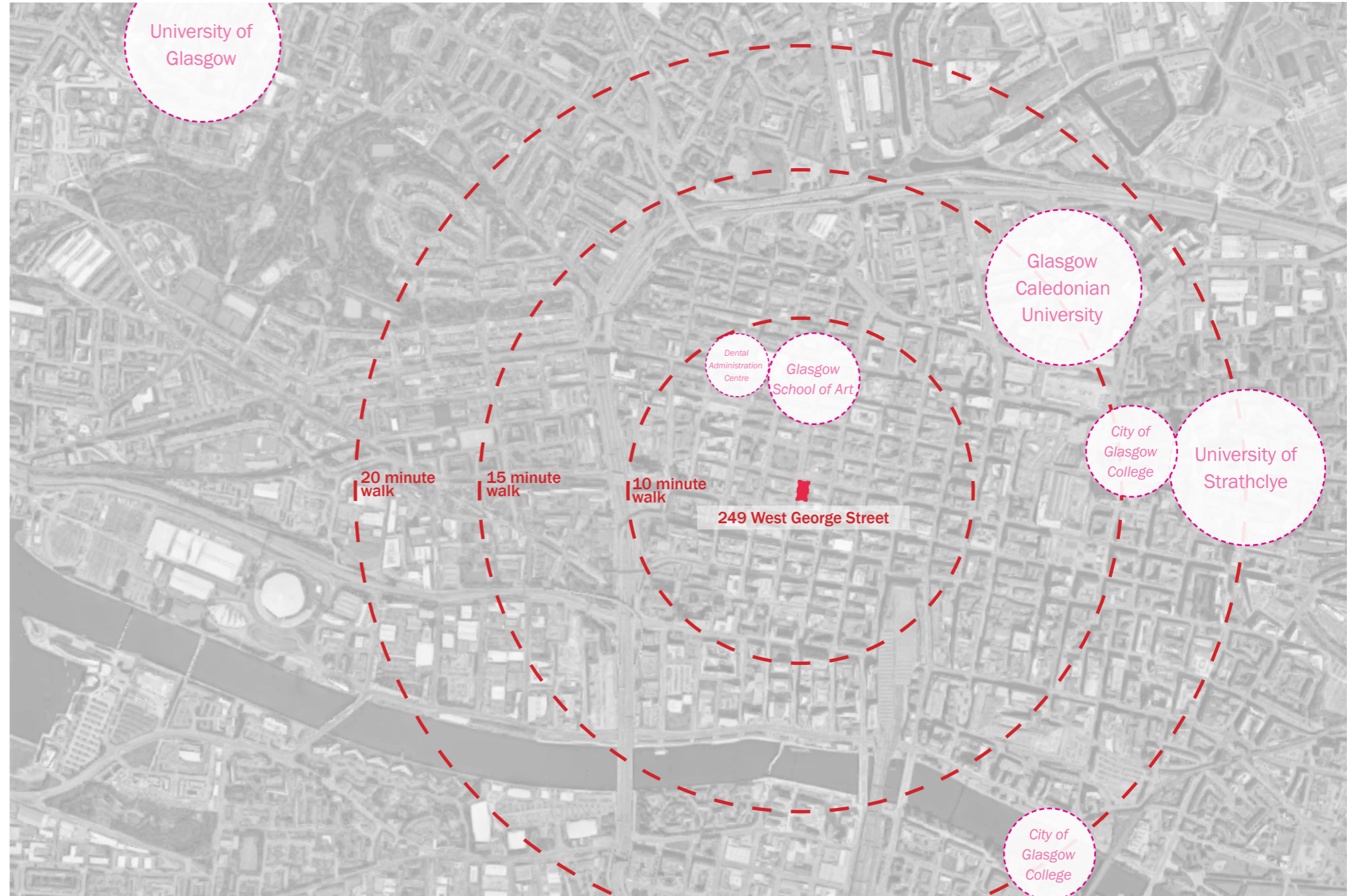
MARKET DEMAND & SUPPLY

4.4

A Student Accommodation Need and Demand Assessment (SNDA) has been prepared and submitted within the suite of supporting documents which accompany the application. The Statement of Needs is a policy requirement under SG10 and is required to demonstrate that the proposal would not create an oversupply, which could lead to under-performing or vacant accommodation.

Please refer to the accompanying assessment for full details. A summary of the main findings is outlined below:

- There remains significant demand for student accommodation – a conservative estimate indicated that at least around 5% of Glasgow’s student population had no obvious accommodation options in the 2021/22 academic year.
- The problem is expected to worsen, with the student age population in the Glasgow City Region expected to increase by 3.7% to 2032, and Glasgow’s three largest institutions all targeting significant growth in their latest published strategic plans.
- There are several additional benefits of locating PBSA within the city centre, notably that the proposal will assist with realising the Council’s vision to double the City Centre population to 40,000 by 2035.





JULY 2023 - Pre-Application Meeting 01

Comments received:

The main issue is the prominence of the blank gables to the south and east. Setting back by 1 bay and if possible providing some activation is recommended and indeed the set back should be considered on all elevations. The main element reads much more comfortably when viewed from Blythwood Square, and the overall height is considered acceptable, subject to the resolution of the prominence of the blank upper levels.

Mosaic's next steps:

1. Look at setting back the upper floor on both the East gable on West George Street and the south gable on the lane
2. Look at the blank gables and break down with a stepping of the massing and introduction of terraces along with better design of the facade.

AUGUST 2023 - Pre-Application Meeting 02

Following feedback from the Pre-Application Meeting 02, the following changes have been implemented:

- *GCC would like to see an even greater set back on the upper floor on the northern facade, team to consider rotating the studios. GCC think this would benefit the design & built heritage and would make the external terrace more useable.*

Mosaic Response :

Yes we have set back the northern upper two floors 3.0m by rotating the rooms and creating external terraces. The upper floors of the western terraces are set back 0.5m , aligning with Blythwood hotel upper levels to the north.

- *GCC would like to see the full facade extended out on the western side.*

Mosaic Response:

Yes we have moved the western facade out to align with existing building line.

- *RE noted on the southern façade that the stone return needs to be extended to give the appearance of a stone base from key streetview looking north up Blythwood Street and the corner on St Vincent Street.*

Mosaic Response:

Yes we have extended the stone facade further into the lane .

- *RE suggested celebrating the corner on Blythwood Square, with the potential for double height here which would let more light in to the lower levels as well.*

Mosaic Response:

We have looked at fenestration options and chosen an enhanced ground and first floor feature bay window which lets more light into the lightwell and creates ground floor activation on the facade.

- *SC noted that sustainable materials should be considered on the upper floors. Agreed stone elevation was appropriate given the context of Blythwood Square. She shared concerns that lighter colours weather more easily and this should be considered when choosing materials.*

Mosaic Response:

the design of the facade has been developed with an emphasis on sustainable low carbon materials.

DESIGN DEVELOPMENT

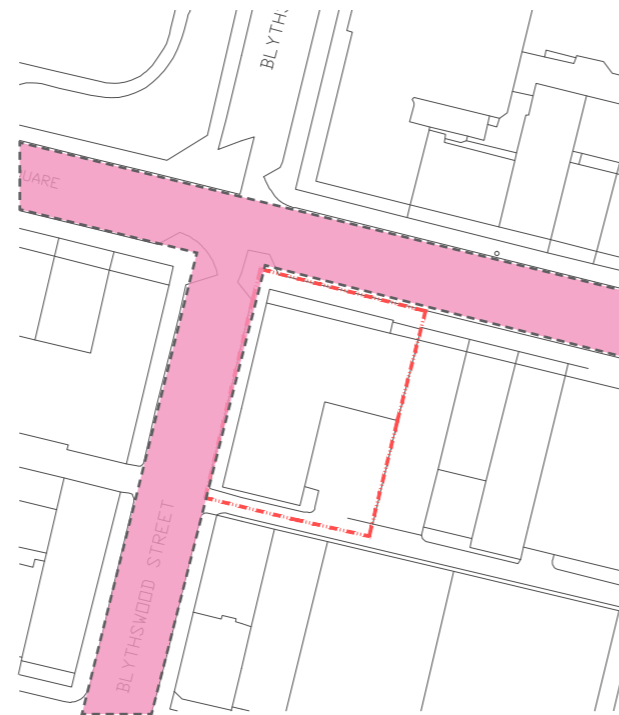
5.0





Active Frontages

We aim to encourage active ground floor frontages by locating the entrance on the North with active amenity uses on the North and West Facades.



Reinforce Street corner

Reinforce the street corner between Blythwood Street and West George Street.



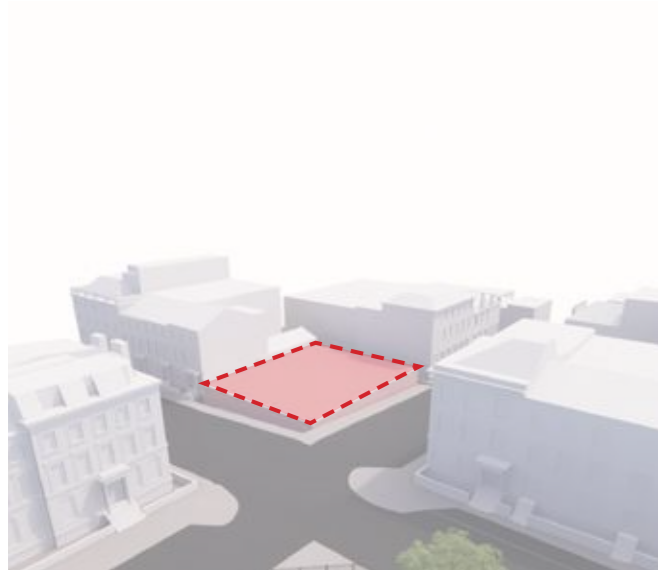
Reinforce Street Edges

Reinforce the two street edges between West George Street to the north and Blythwood Street to the west.

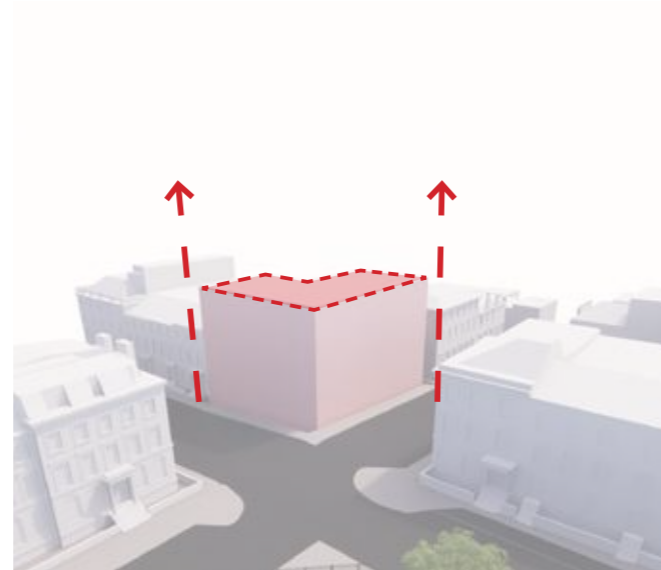


Green Spaces

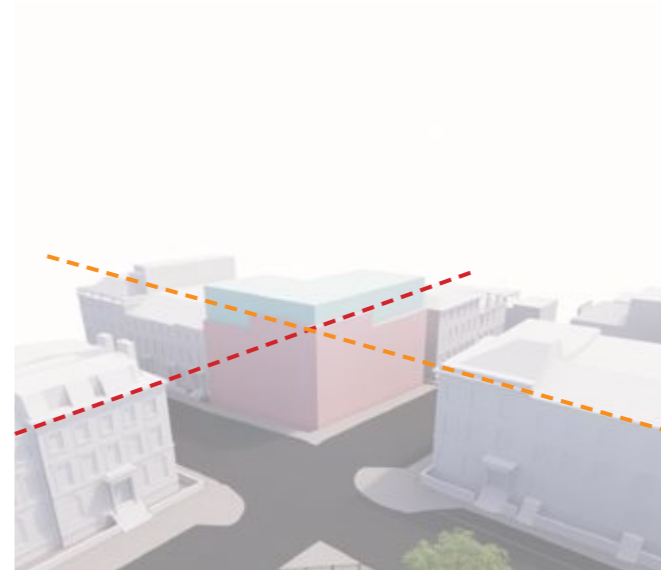
Provide new green spaces for the use of the residents and wider biodiversity.



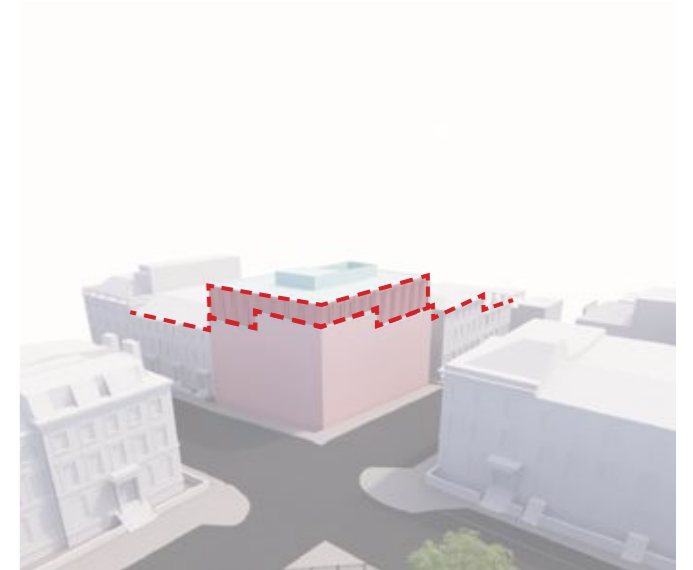
Site
Defined site boundaries.



Height
Massing is extruded to meet datum heights of adjoining properties.



Facade
The top two storeys step following the rhythm of the adjacent building street facades.



Articulation
Upper levels are recessed with a mansard roof and enlarged dormers to create a unique high level feature for the building reflecting the aesthetics of the neighbouring buildings.

DESIGN RESPONSE

PRECEDENTS & MATERIALS

Context & Materials

Numerous sandstone buildings can be found in the surrounding area. The proposal will incorporate a sandstone facade which will follow the streets aesthetics. Additionally, the top floors are set back from the street elevation.

Order & Legibility

The proposed facade harmonises with the lines and angles of the buildings on West George Street and Blythwood Street, blending in with the neighbourhood's architecture.

The proposed development will incorporate high quality natural materials which will be robust and long-lasting:

- Blonde Sandstone
- Standing seam metal
- Grey Aluminium
- White brick



PRECEDENT: Metal Seam feature Dormers



Grey Standing seam metal



Blonde Sandstone - Ashler finish -



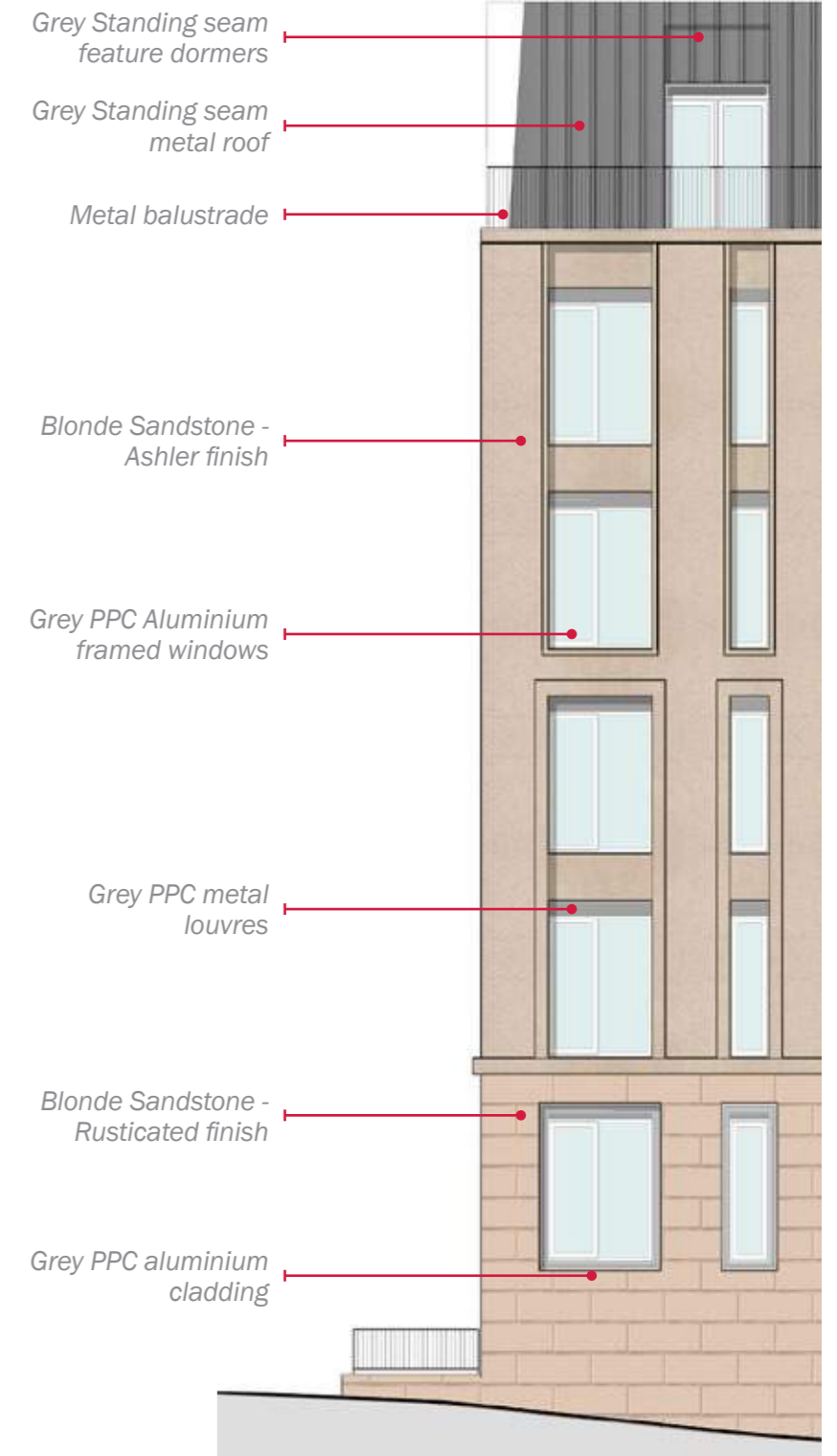
PRECEDENT: The Cube, Leith Street



Blonde Sandstone - Ashler finish -



White brick



DESIGN RESPONSE

6.0



Layouts

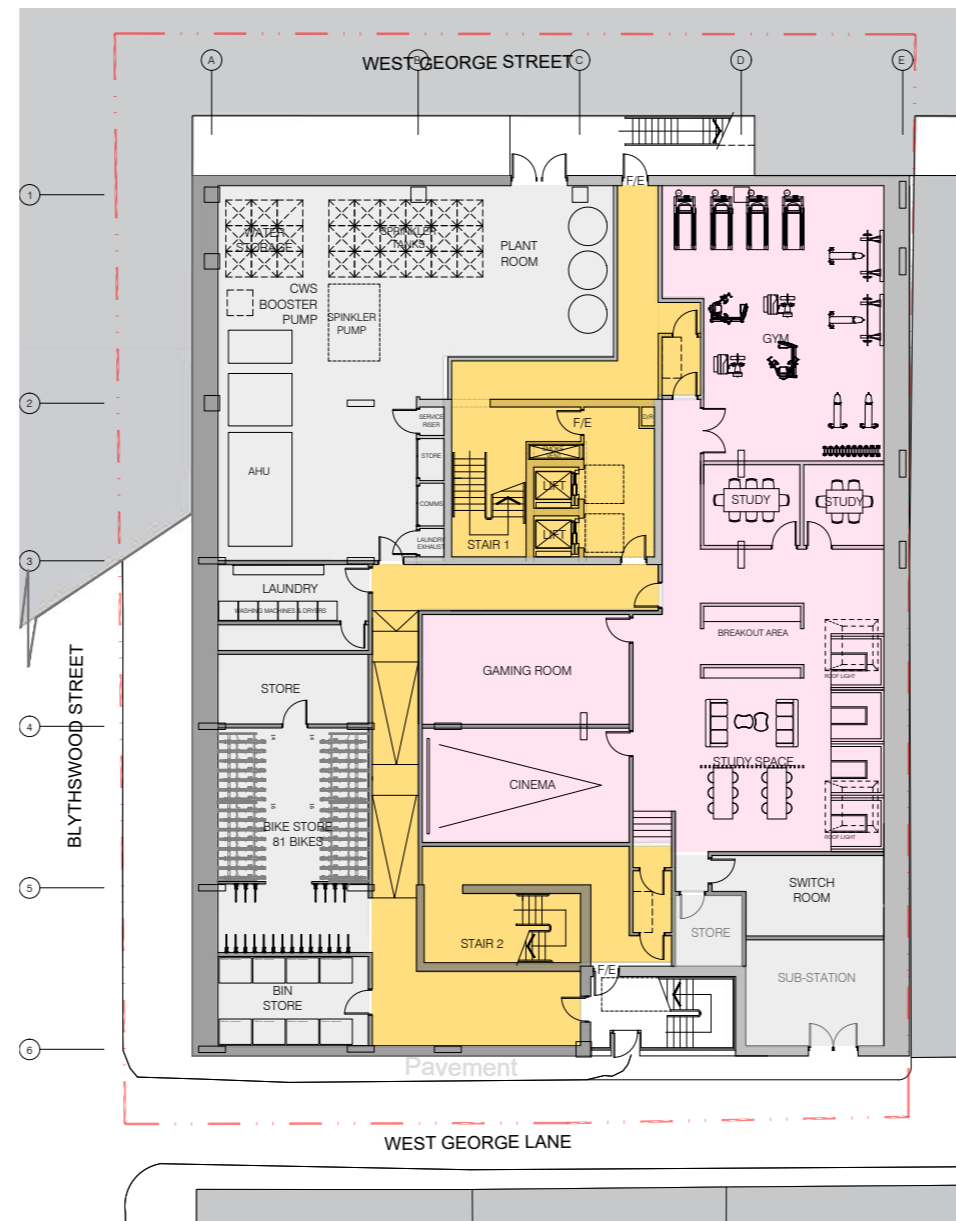
Lower Ground

- Plant Rooms
- Bike Store
- Bin / Recycling Store
- General Stores
- Laundry
- Games Room
- Cinema / Film Room
- Individual & Shared Study Space
- Meeting Rooms
- Multi-functional Gym

Ground Floor

- Entrance / Reception Lobby
- Staff Office
- Mail Room
- Internal Amenity
- Games zone
- Lounge
- Shared Dining Space
- Shared Kitchens
- External Amenity courtyard
- 11 No Studio Apartments

- KEY
- AMENITY SPACE
 - BACK OF HOUSE
 - CIRCULATION
 - STUDIO
 - PREMIUM STUDIO



Basement



Ground Floor

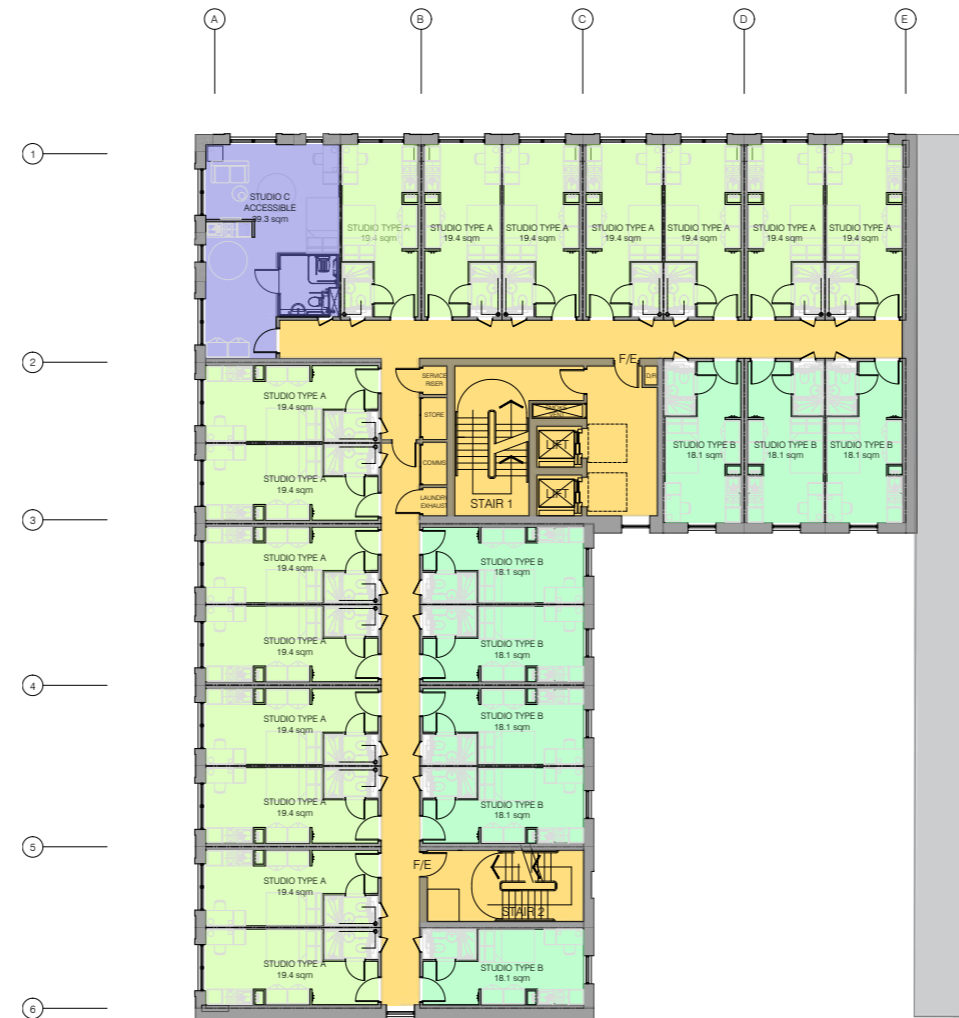
Layouts

Typical Floor

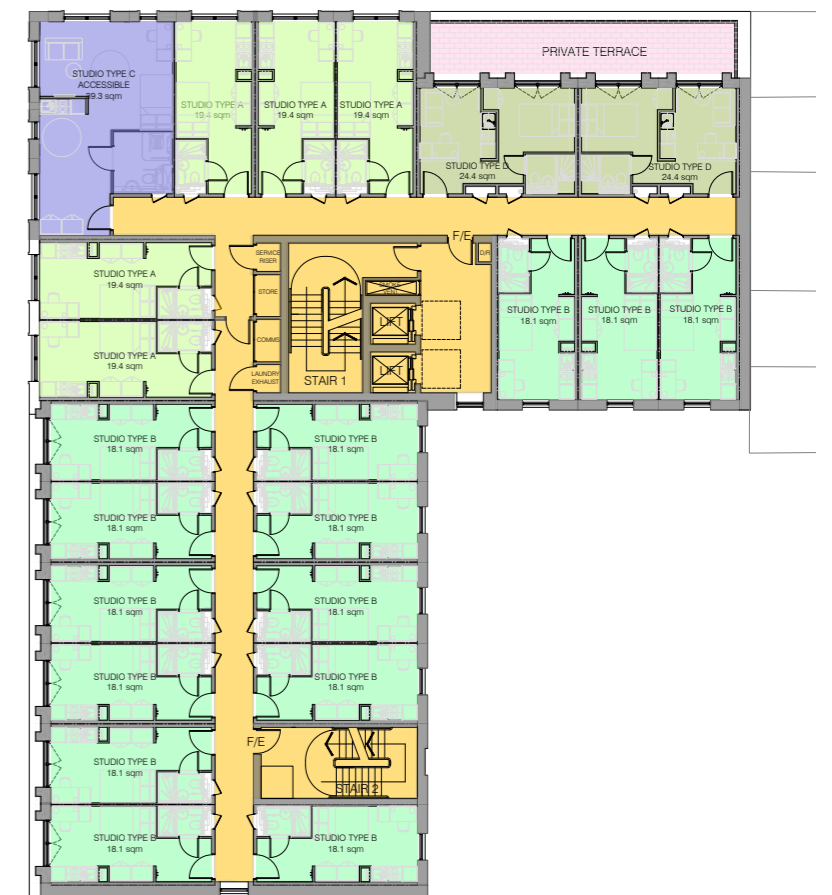
- 23 No Studio Apartments
- 1 No Accessible Apartment

5th Floor

- 19 No Studio Apartments
- 2 No Enlarged Studios
- 1 No Accessible Apartment
- Private Terrace



Typical Floors (Levels 01-04)



5th Floor

- KEY
- AMENITY SPACE
 - BACK OF HOUSE
 - CIRCULATION
 - STUDIO
 - PREMIUM STUDIO
 - ACCESSIBLE STUDIO

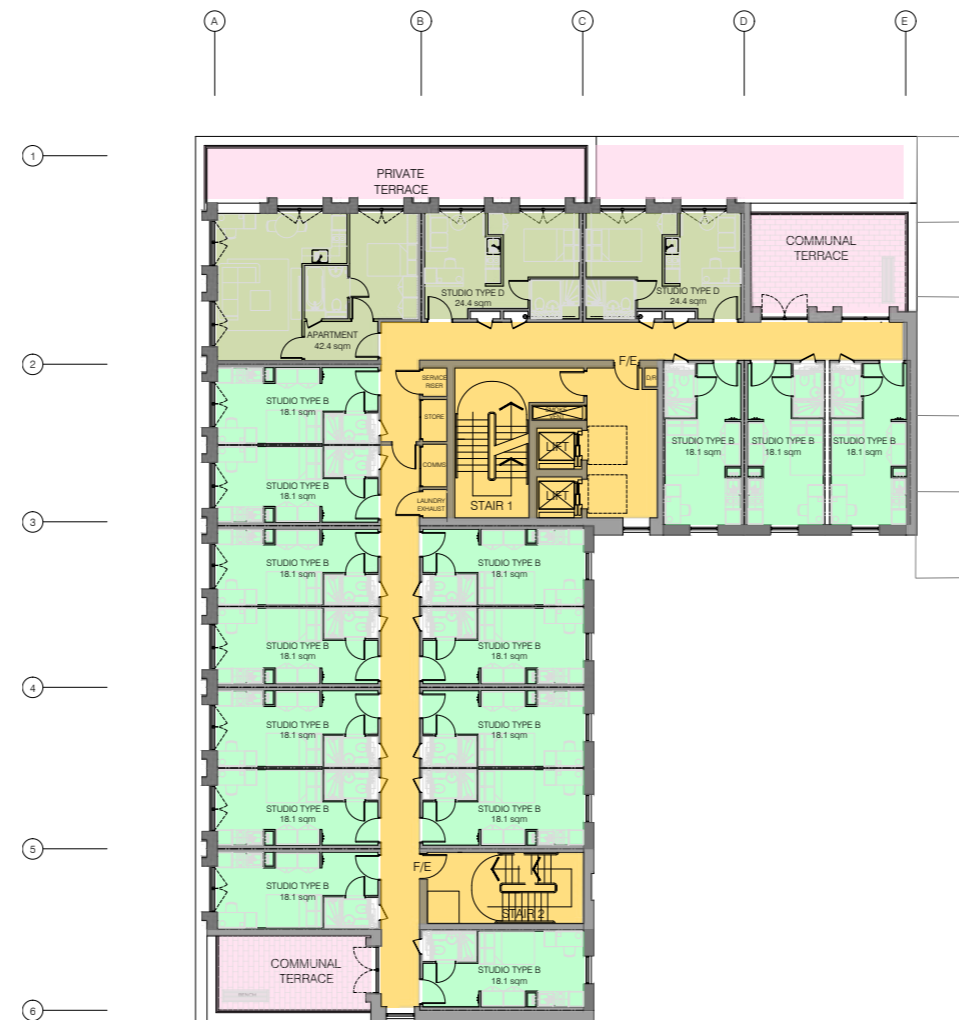
Layouts

6th Floor

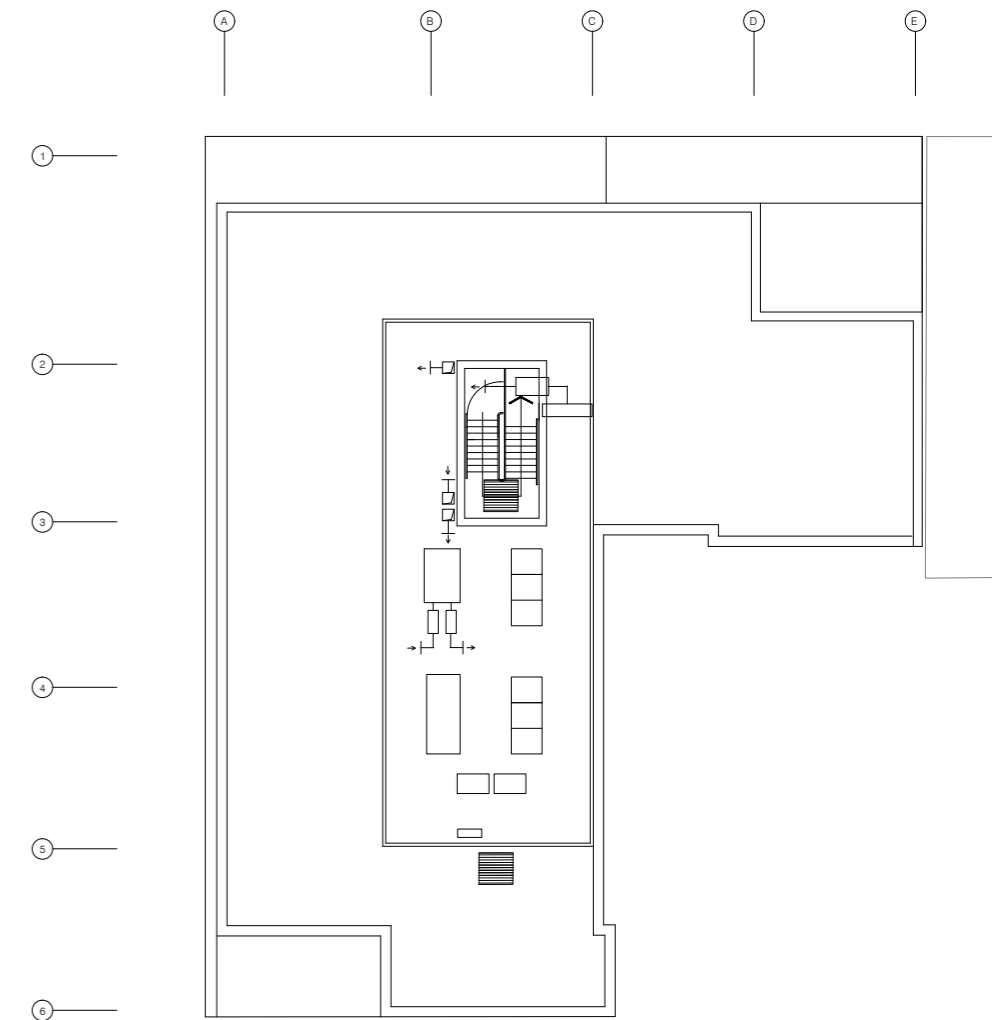
- 15 No Studio Apartments
- 3 No Enlarged Studios
- Private Terrace
- 2 No External Amenity Terrace

Roof

- Low High Plant Area



6th Floor



Roof Level

- KEY
- AMENITY SPACE
 - BACK OF HOUSE
 - CIRCULATION
 - STUDIO
 - PREMIUM STUDIO
 - ACCESSIBLE STUDIO

Elevations

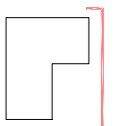
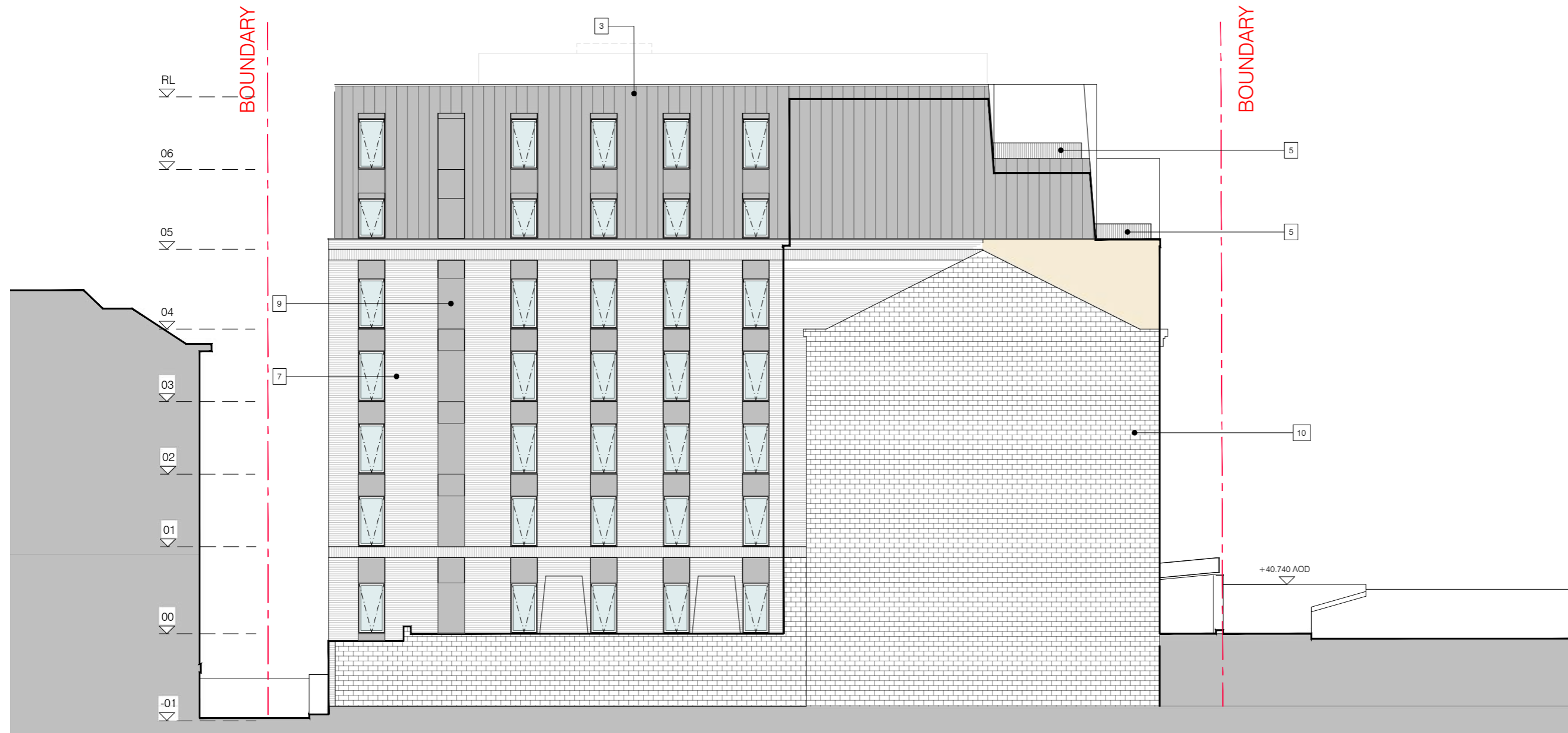
- 1 Sandstone - Ashler finish - Blonde
- 2 Sandstone - Rusticated finish - Blonde
- 3 Standing seam metal - Grey
- 4 Standing seam feature dormers - Grey
- 5 Metal balustrade - Grey
- 6 PPC aluminium window - Grey
- 7 Facing brick - White
- 8 Glazing with openable window
- 9 PPC aluminium cladding - Grey
- 10 Party Wall Blockwork



North Elevation
West George Street

Elevations

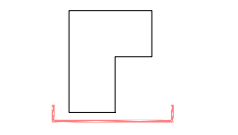
- 1 Sandstone - Ashler finish - Blonde
- 2 Sandstone - Rusticated finish - Blonde
- 3 Standing seam metal - Grey
- 4 Standing seam feature dormers - Grey
- 5 Metal balustrade - Grey
- 6 PPC aluminium window - Grey
- 7 Facing brick - White
- 8 Glazing with openable window
- 9 PPC aluminium cladding - Grey
- 10 Party Wall Blockwork



East Elevation

Elevations

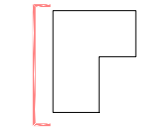
- 1 Sandstone - Ashler finish - Blonde
- 2 Sandstone - Rusticated finish - Blonde
- 3 Standing seam metal - Grey
- 4 Standing seam feature dormers - Grey
- 5 Metal balustrade - Grey
- 6 PPC aluminium window - Grey
- 7 Facing brick - White
- 8 Glazing with openable window
- 9 PPC aluminium cladding - Grey
- 10 Party Wall Blockwork



South Elevation
 West George Lane

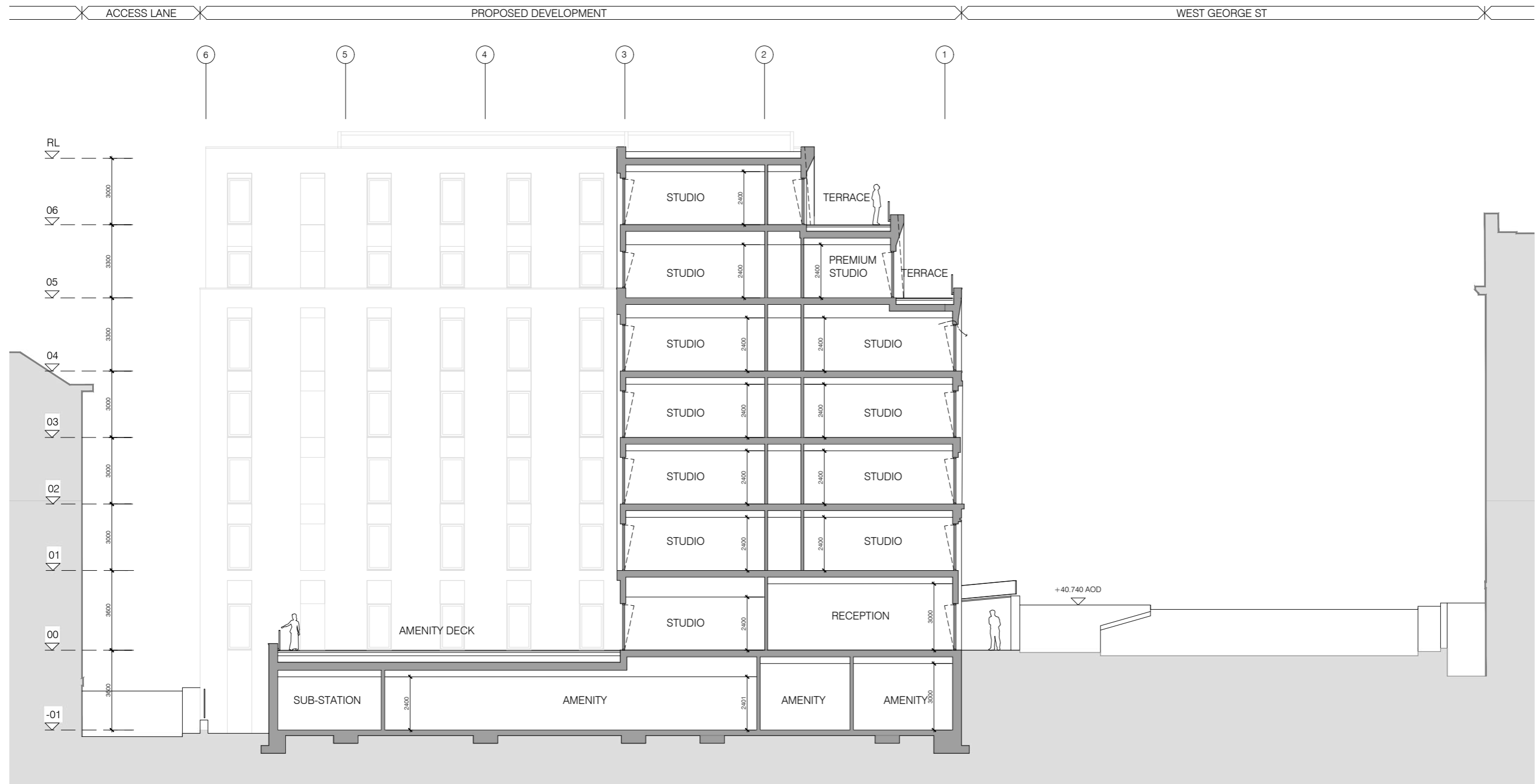
Elevations

- 1 Sandstone - Ashler finish - Blonde
- 2 Sandstone - Rusticated finish - Blonde
- 3 Standing seam metal - Grey
- 4 Standing seam feature dormers - Grey
- 5 Metal balustrade - Grey
- 6 PPC aluminium window - Grey
- 7 Facing brick - White
- 8 Glazing with openable window
- 9 PPC aluminium cladding - Grey
- 10 Party Wall Blockwork



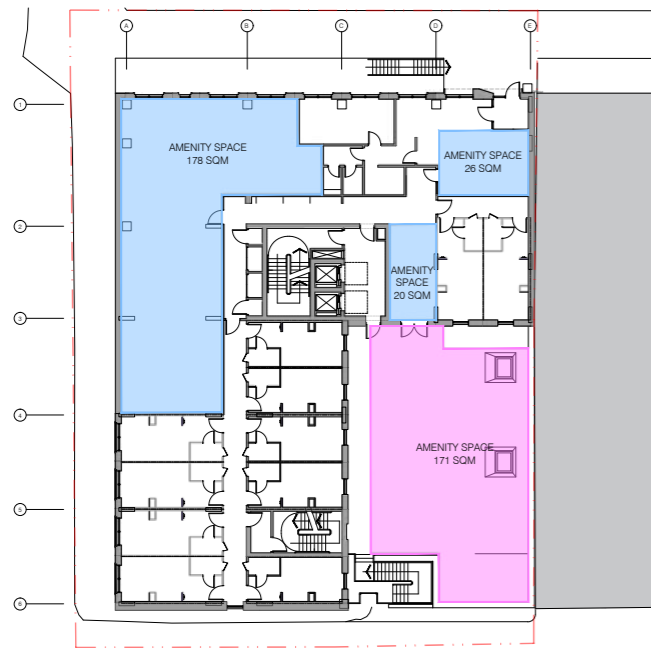
West Elevation
 Blythwood Street

Sections

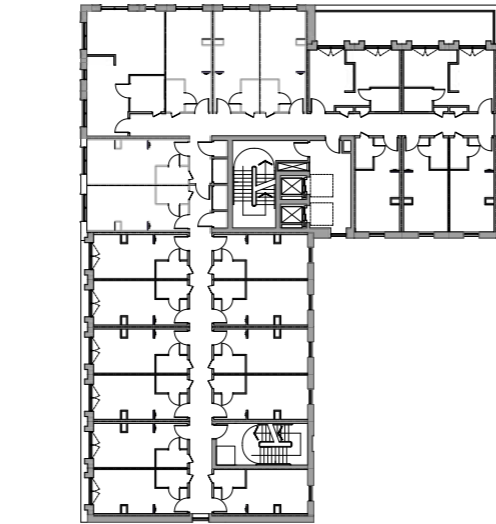


Section AA

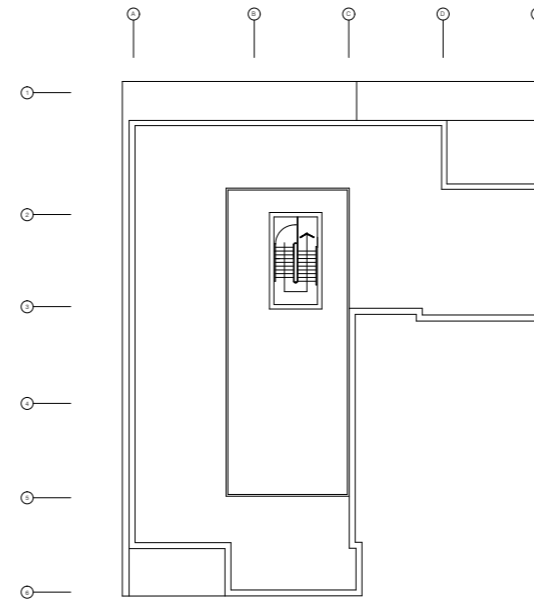
Amenity Areas



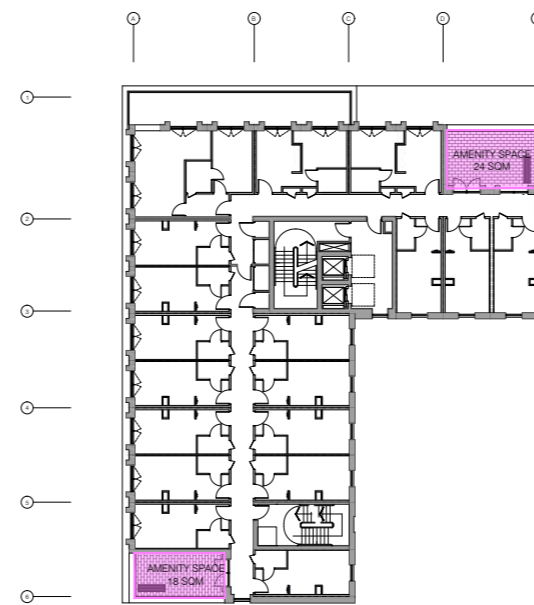
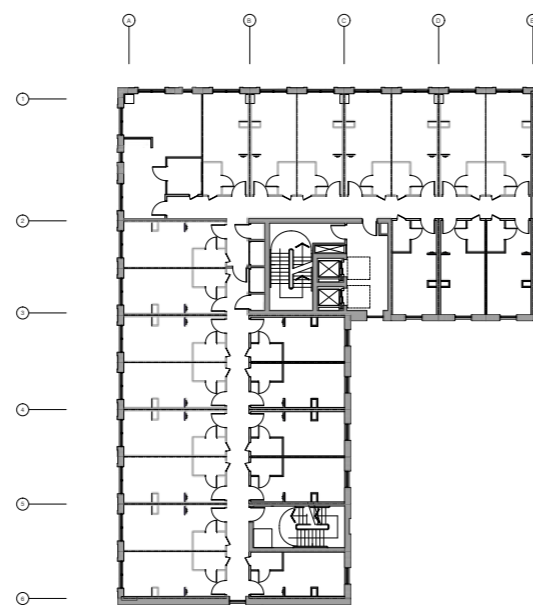
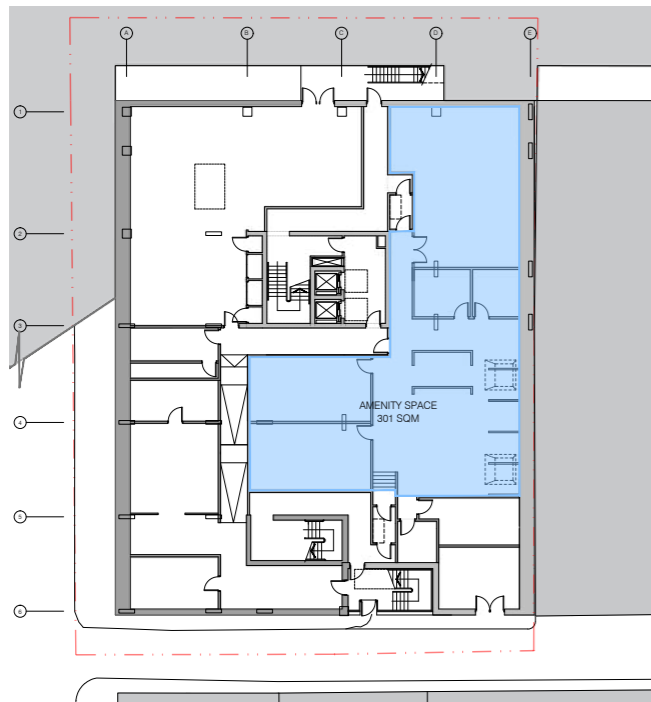
LEVEL 00



LEVEL 05



ROOF LEVEL

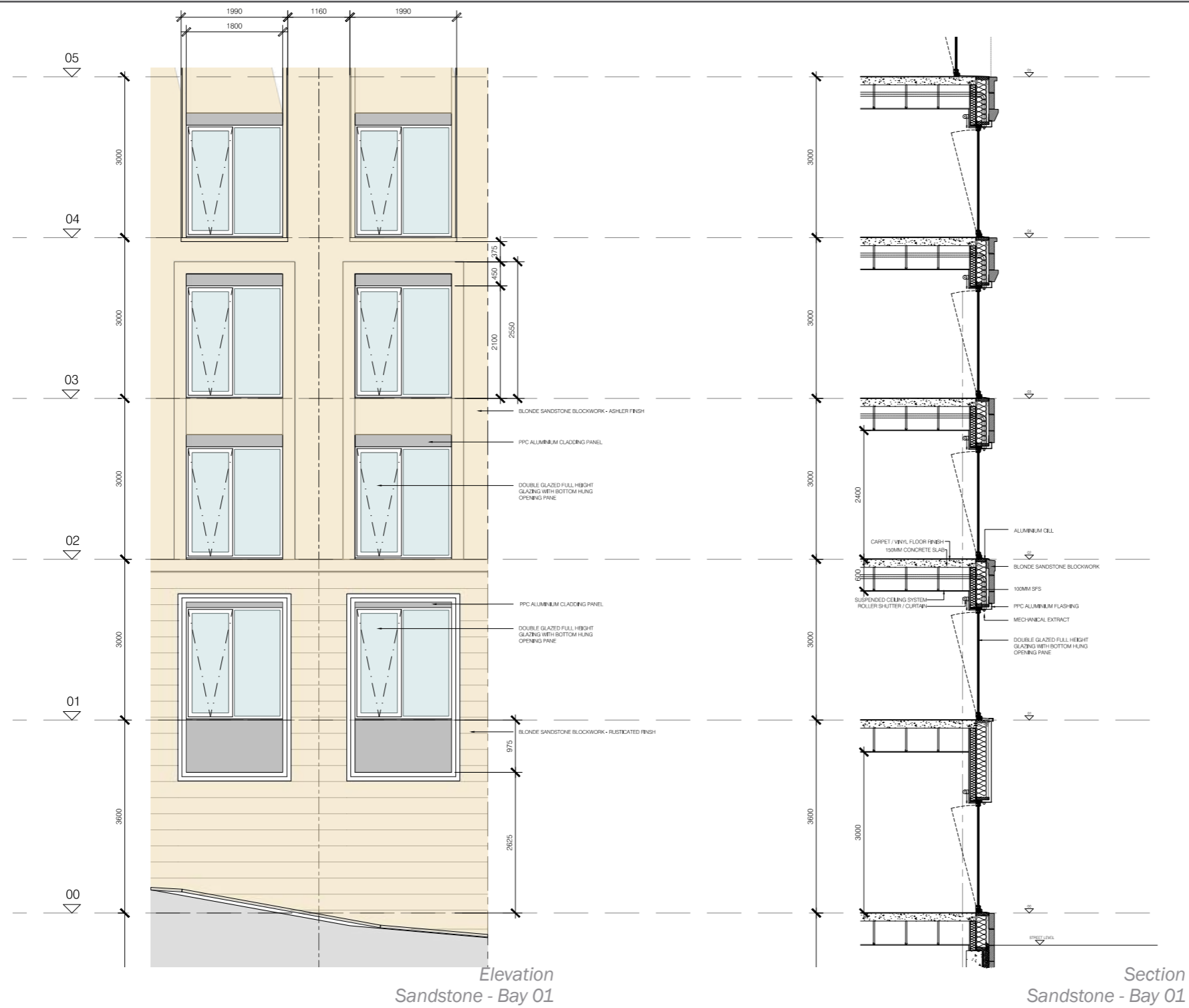


EXTERNAL AMENITY SPACE
INTERNAL AMENITY SPACE

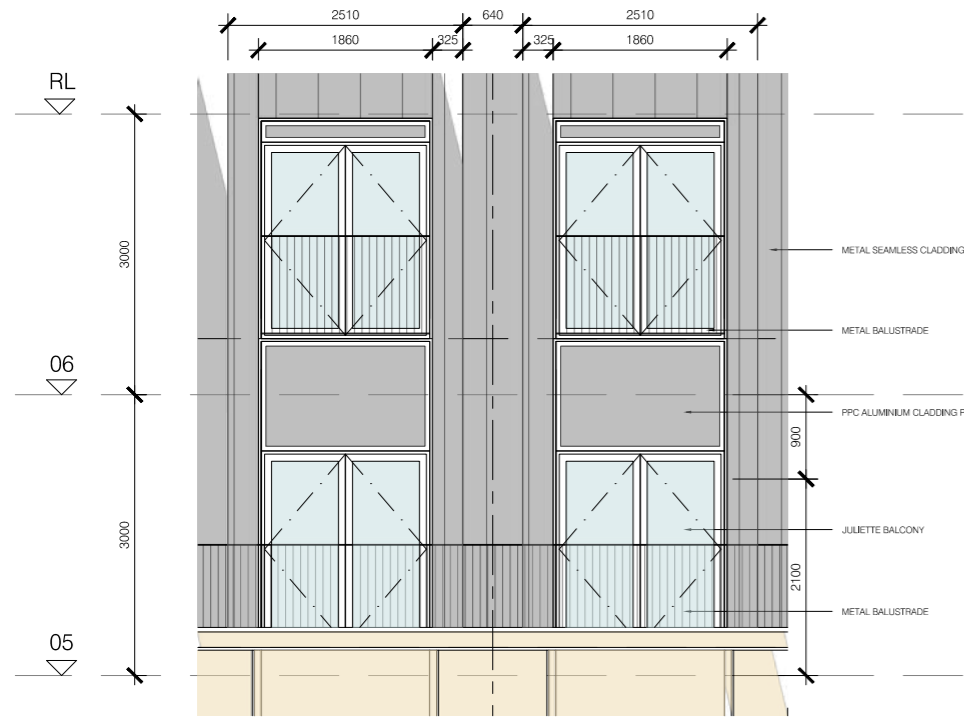
	AMENITY	
	INTERNAL	EXTERNAL
B1	301 SQM	
00	224 SQM	171 SQM
01	/	/
02	/	/
03	/	/
04	/	/
05	/	/
06	/	42 SQM
07	/	/
TOTAL	525 SQM	213 SQM

AMENITY REQUIRED - 735 SQM
TOTAL AMENITY - 738 SQM

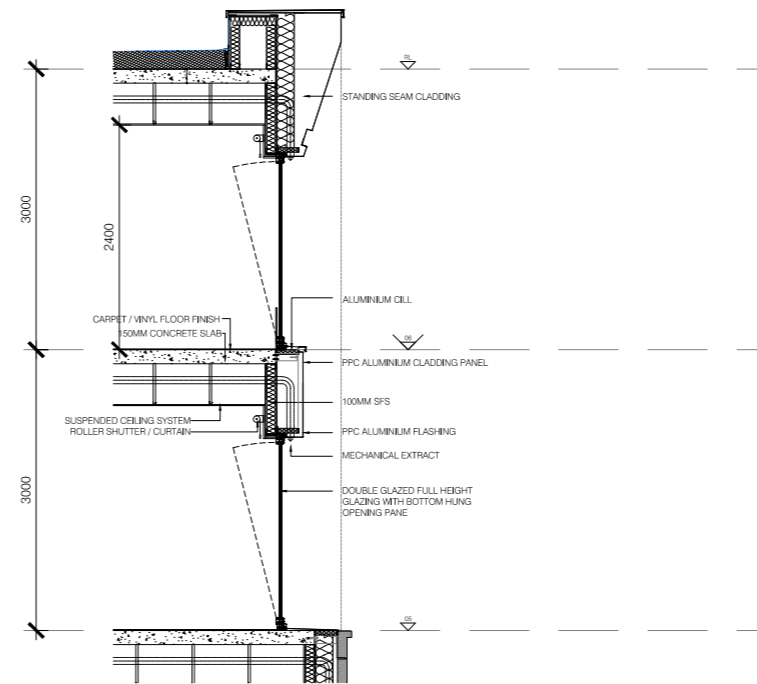
Bay Study 01



3D
Sandstone - Bay 01



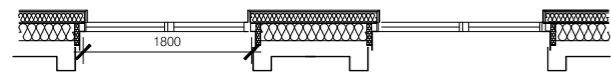
Elevation
 Sandstone - Bay 02



Section
 Sandstone - Bay 02



3D
 Sandstone - Bay 02



Plan
 Sandstone - Bay 02



Street View from Blythwood Square



Street View from Blythwood Street



Street View from Blythwood Street



Street View from West George Street



Entrance View from West George Street



View from Blythwood Square



Aerial View from South-East

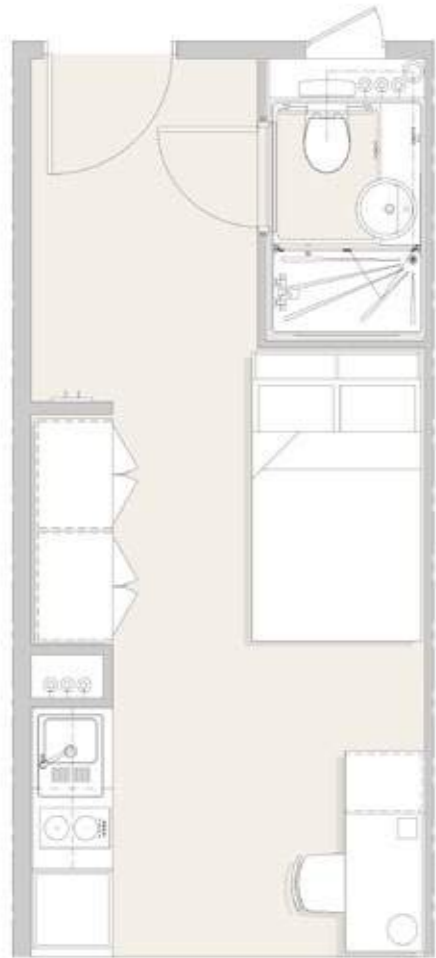


Courtyard View



Upper floor terrace

STUDIO TYPE A



Studio Type A - 19.4 sqm

This Studio layout forms the majority of the apartments within the development. Each Studio features:

- En-Suite with Shower
- 3/4 Bed
- Wardrobe space with drawers underneath
- Compact Kitchen
- Study Space

STUDIO TYPE B



Studio Type B - 18.1 sqm

This Studio is a slightly more compact version of Studio Type A but still maintains the same features:

- En-Suite with Shower
- 3/4 Bed
- Wardrobe space with drawers underneath
- Compact Kitchen
- Study Space

ACCESSIBLE STUDIO TYPE C



Studio Type C - 18.1 sqm

An enlarged Accessible studio designed to accommodate the DDA requirements

- Accessible En-Suite with Shower
- 3/4 Bed
- Wardrobe space with drawers underneath
- DDA Compliant Kitchen
- Study Space
- Suitable turning spaces
- Lounge Area

STUDIO TYPE D

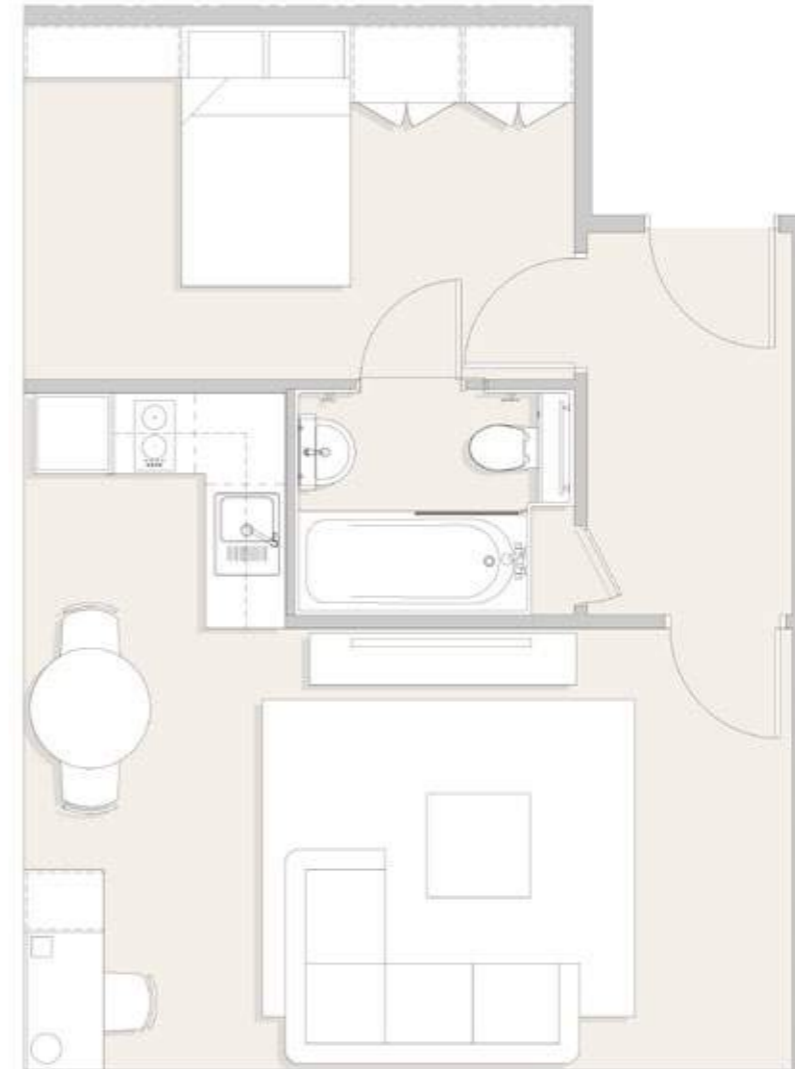


Studio Type D - 24.4 sqm

An enlarged apartment with separate bedroom and lounge space featuring:

- En-Suite with Shower
- 3/4 Bed
- Wardrobe space with drawers underneath
- Kitchen
- Study Space
- Lounge Area

APARTMENT



Apartment - 42.3 sqm

An enlarged Accessible studio designed to accommodate the DDA requirements

- Accessible En-Suite with Shower
- 3/4 Bed
- Wardrobe space with drawers underneath
- DDA Compliant Kitchen
- Study Space
- Suitable turning spaces
- Lounge Area

DESIGN RESPONSE

AREA SCHEDULE & STUDIO TYPES

6.3

Schedule of Accommodation

Job Name PBSA Development
249 West George Street
Glasgow
Client Courie Investments



22004-MOS-ZZ-XX-SA-001 - Schedule of Accommodation

Level	PBSA Accomodation Mix										Total No
	Type A Studio		Type B Studio		Type C Acc		Type D Studio		Apartment		
	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	
	19.4	209	18.1	195	34.8	375	24.4	263	42.3	455	
-1											0
0	6		5								11
1	15		8		1						24
2	15		8		1						24
3	15		8		1						24
4	15		8		1						24
5	5		14		1		2				22
6			15				2		1		18
Totals	71		66		5		4		1		147
% mix	48%		45%		3%		3%		1%		100%

Level	NIA		GIA		NIA/GIA
	sqm	sqft	sqm	sqft	
-1	0	0	851	9160	0%
0	206.9	2227	677	7287	31%
1	470.6	5066	677	7287	70%
2	470.6	5066	677	7287	70%
3	470.6	5066	677	7287	70%
4	470.6	5066	677	7287	70%
5	434	4672	636	6846	68%
6	362.6	3903	546	5877	66%
Totals	2886	31064	5418	58319	53%

Amenity				
Internal		Ratio (inc internal amenity)	External	
sqm	sqft		sqm	sqft
301	3240	35%		
224	2411	64%	171	1841
		70%		
		70%		
		70%		
		68%	0	0
		66%	42	452
525	5651	63%	213	2293
Amenity Required (5sqm per unit)				735
Total Amenity (sqm)				738



Dashwood Studios, London



IQ Student Accommodation, Glasgow



Cathedral Street, Glasgow



IQ Student Accommodation, Newcastle

DESIGN RESPONSE

LANDSCAPE

A landscape design has been proposed by Oobe (see opposite)

Courtyard & Roof Terraces

The primary external amenity space is provided by a south facing rear landscaped courtyard. Upper levels will also benefit from two smaller roof terraces affording views across the city.

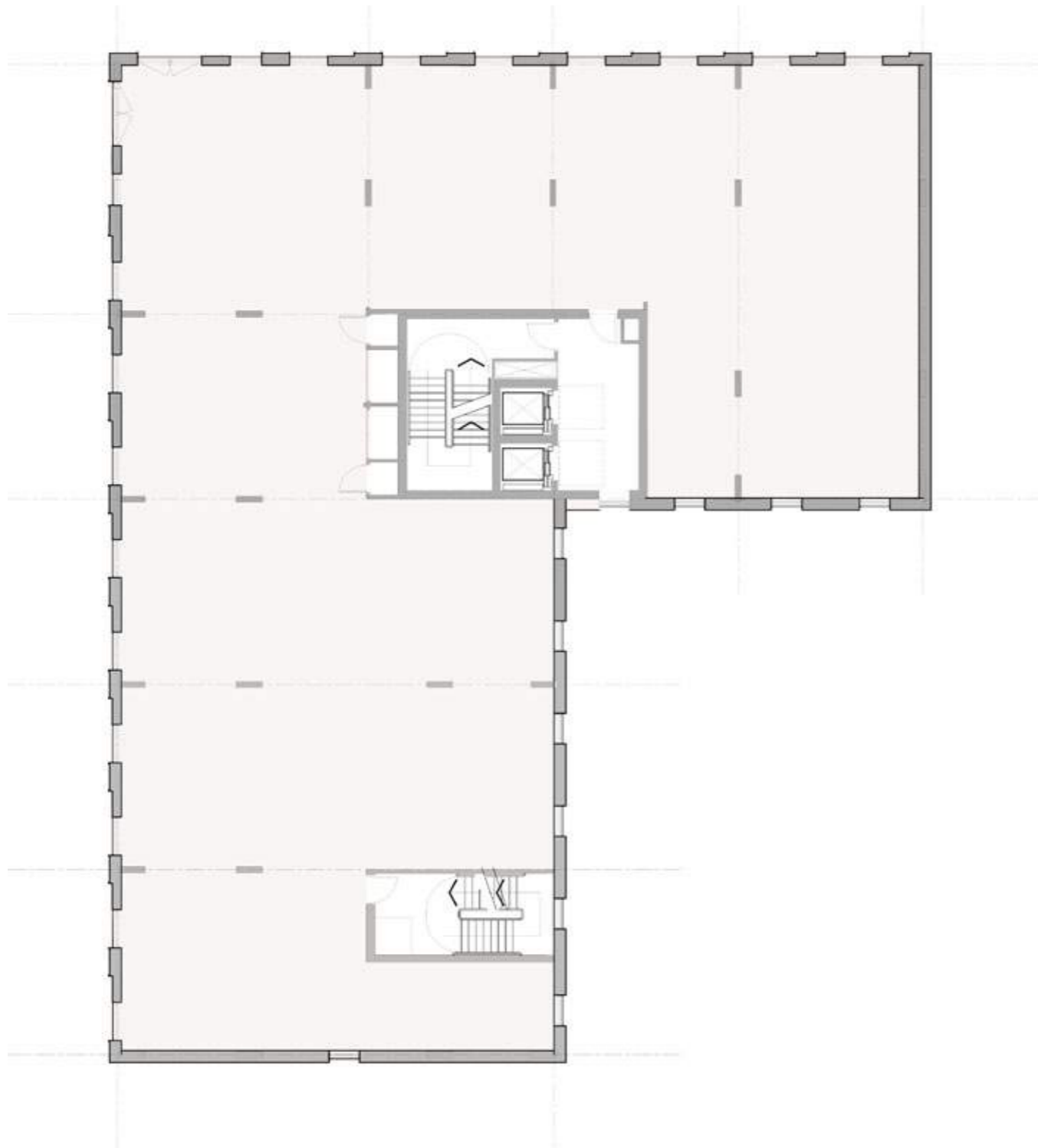
This will provide private external spaces for:

- Exercise
- Relaxation
- Interaction
- Study



Legend

- Hardworks**
- Paving Type 1**
Supplier: RAAFT (or similar approved)
Colour: Plain Pebble Grey
Material: Composite
Size: 4000-6000mm x 146mm x 21mm
 - Paving Type 2**
Supplier: RAAFT (or similar approved)
Colour: Plain Sand
Material: Composite
Size: 4000-6000mm x 146mm x 21mm
 - Paving Type 3**
Supplier: CED (or similar approved)
Colour: Buff
Material: Resin Bond Gravel
 - Paving Type 4**
Supplier: Hardscape (or similar approved)
Colour: Grey Mix
Material: Natural Stone Paving
Size: 300 x 200 x 70mm
 - Corduroy Paving**
Supplier: Tobermore (or similar approved)
Colour: Charcoal
Material: Concrete
Size: 400 x 400mm
 - Gravel Decorative Trim**
Size: 10mm
- Softworks**
- Proposed Amenity Lawn**
 - Proposed Ornamental Planting**
 - Proposed Hedge Planting**
 - Proposed Tree**
- Furniture**
- Planters 900mm**
Product: Planterline Straight.
Supplier: Raaft.
System: Sits of Raaft tray and pedestals / joists + trays
Size: 450mm (H) 6mm thick.
Finish: Powder Coated RAL 7016
 - Planters 450mm**
Product: Planterline Straight.
Supplier: Raaft.
System: Sits of Raaft trays and pedestals / joists + trays
Size: 900mm (H) 6mm thick.
Finish: Powder Coated RAL 7016
 - Proposed 1.8m Railing**
Finish: Powder Coated RAL 7016
- Furniture**
- Proposed Bench**
Product: Litchard Bench
Supplier: Broxap (or similar approved)
Material: Softwood Timber and Heavy Duty Steel Frame
Size: 1800mm x 435mm x 450mm



Above: Structure, Core and Envelope with bedrooms removed



Above: Indicative residential layout overlaid upon core and structure



Resident Access

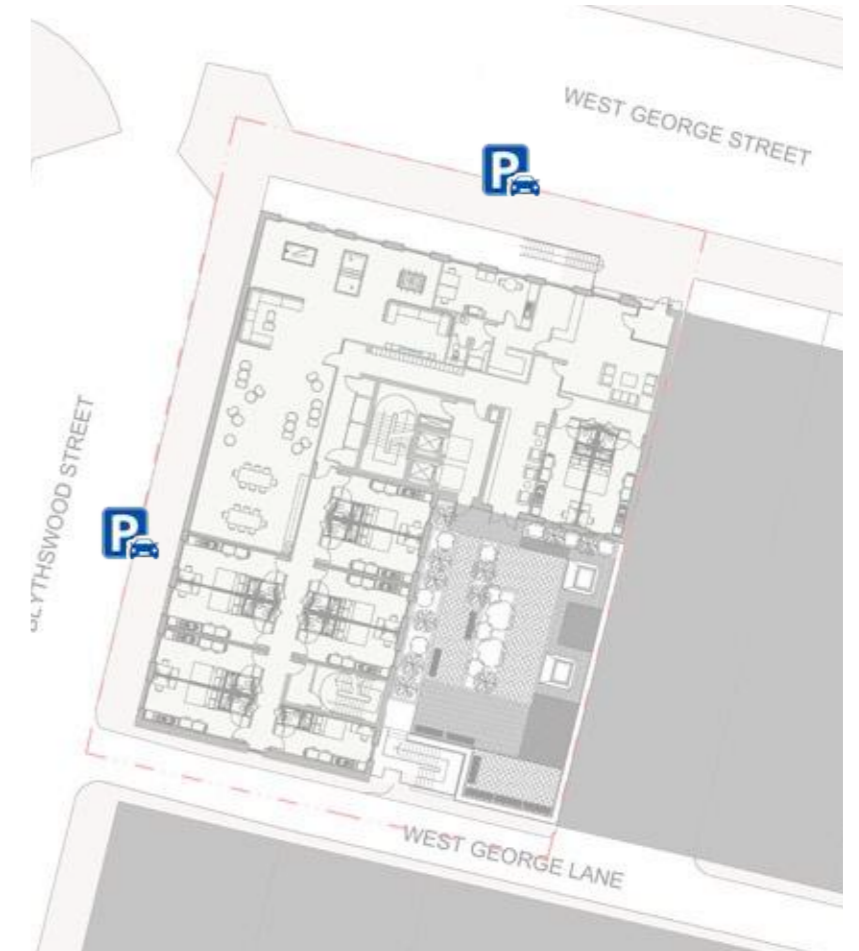
The overall residential access strategy has been developed with a focus on inclusively and access for all. The site is well serviced by roads and transport links.

The main access to the building is through West George Street. The external pavement offers level access and is fully accessible to all pedestrians including wheelchair users. There are lifts in all entrances which provide access to all floors within the buildings.



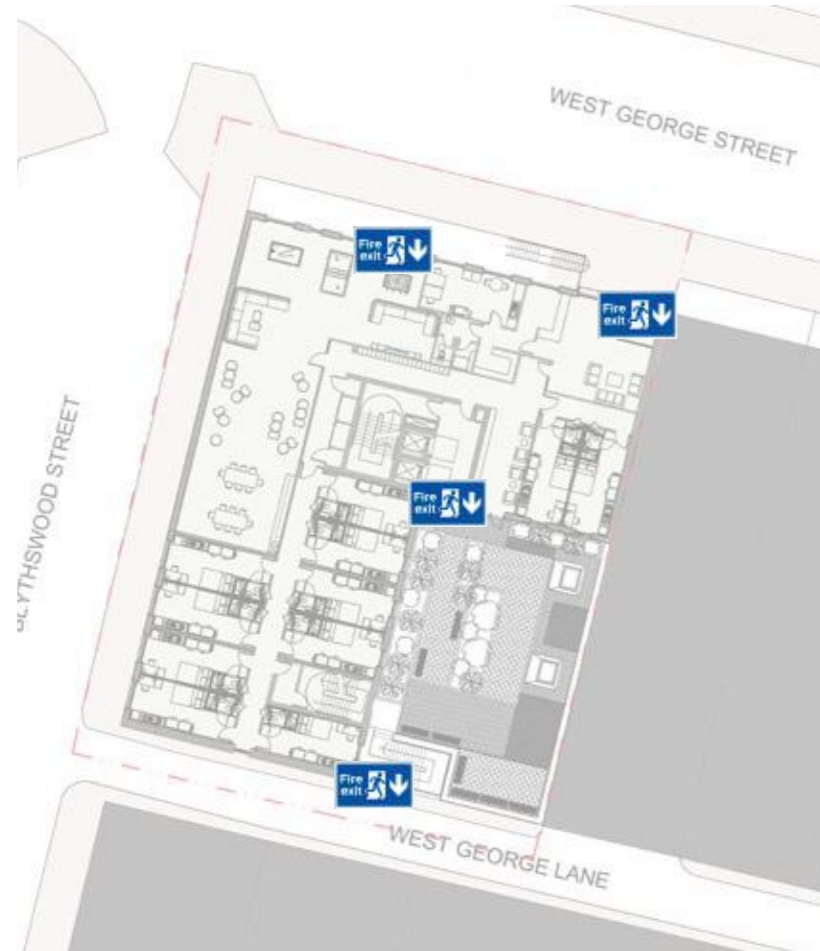
Bike Storage

Provision in the basement for 75 Indoor secure cycle stores based on principles of standard bikes.



Parking

On street parking is available on West George Street and Blythwood Street.



Fire Tender Access

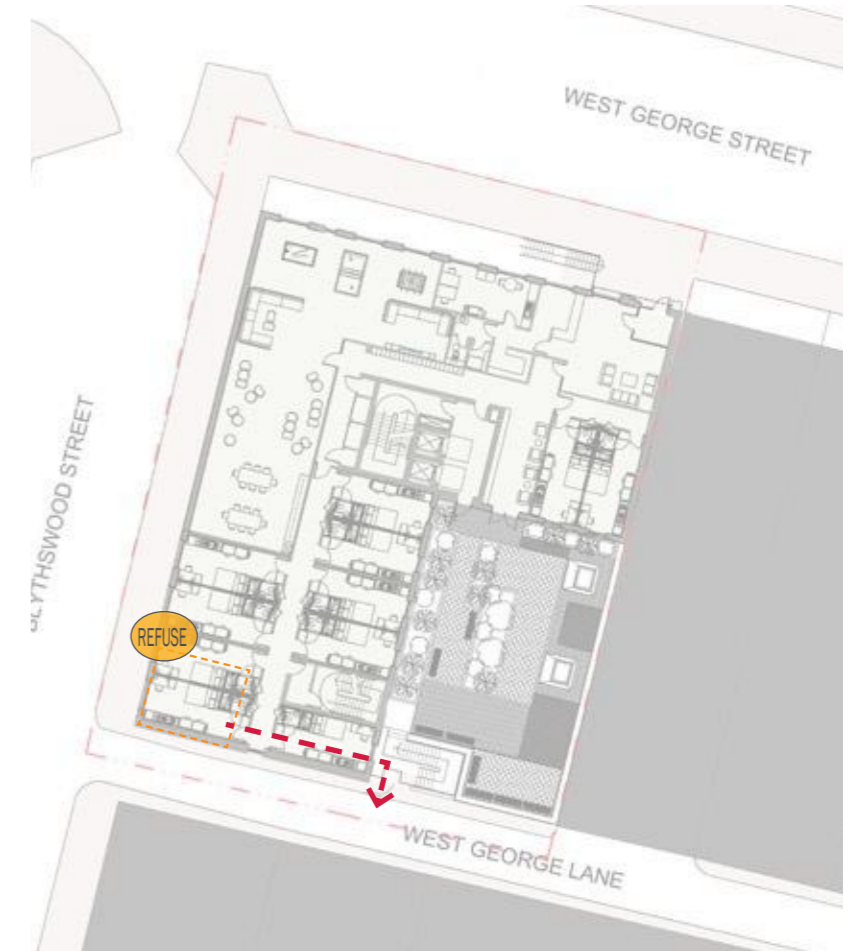
Access for tenders in principle to be around the perimeter of the buildings/site, with fire tenders assumed to be sited on either West George Street or Blythwood Street

Dry risers and fire fighting lifts will be situated at each main lift core.



Deliveries

Delivery vehicles can make use of on street metered parking. Post is delivered through the main entrance and one main parcel store adjacent to the main reception.



Refuse Strategy

Localised bin stores are adjacent to the access lane. Staff will take bins to main collection point. Detail to be developed where bins will be located for council collection. Either refuse operatives can collect bins from main bin collection point, or this could be a defined hard standing area adjacent.



Plant Access

The plant room located on the basement is accessed through an external stair located on West George Street. Additional plant space located on the south is accessed through the lane. Finally, the plant room on the roof floor can be accessed via the stairs on the main core.



Accessibility

The site is subject to Glasgow City Development Plan, which highlights the importance of sustainable and inclusive design options.

The development will have an automated entrance door with a push pad access control into the main entrance. This will be fully accessible for wheelchair users and those with limited mobility. The lifts will be maintained by the eventual operators and factors of the building to ensure that inclusive access to the development will be maintained. As such, the proposals are compliant with the Disability Discrimination Act 2005 and reflect the principles outlined under Regulation 13 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

DESIGN DEVELOPMENT

SUNLIGHT & SHADOWS

6.7

The sunlight & shadow study shown opposite are taking a key times throughout the day on the Spring Equinox, Summer solstice and Autumn Equinox.

Whilst there is a degree of shadows cast onto the site from adjoining buildings, this is within the parameters of a densely populated urban area.



Spring Equinox - 9.00



Spring Equinox - 12.00



Spring Equinox - 15.00



Summer Solstice - 9.00



Summer Solstice - 12.00



Summer Solstice - 15.00



Autumn Equinox - 9.00



Autumn Equinox - 12.00



Autumn Equinox - 15.00

SUMMARY

7.0



SUMMARY

EXECUTIVE SUMMARY

7.1

In support of this application for Planning Permission, this Design Statement outlines the processes and engagement undertaken by the team to establish a robust design to guide the re-development of 249 West George Street

Over the last 3 months, the design principles for this site have been developed through detailed consultation with Glasgow City Council, including planning, city design, roads, and flooding. In addition to this, we have engaged with the local community and wider stakeholders.

We have also carried out extensive analysis of the opportunities and constraints afforded by the site and its locality within the city. Working within the framework of the city wide development strategies: the Glasgow City Development Plan, The Placemaking Principle, River Clyde 2050 SDF and Quality of Place guidance, we believe that the qualities being brought forward by the proposed design will have a positive impact on the area.

We believe that this Purpose Built Student Accommodation will help re-populate the city centre and provide a new use on an under-used site.



Evening View from Blythwood Square

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Stephen Mallon

RIBA ARIAS
RIBA ARIAS

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Stuart Black BSC DESIGN

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